



NEWSON & BUCK
ESTATE AGENTS

2 Chestnut Avenue
West Winch
King's Lynn
Norfolk
PE33 0PS

£449,995

Newson & Buck are delighted to offer this spacious five bedroom detached family home set in the sought after village of West Winch which provides extensive and versatile accommodation perfectly suited to modern family living. The property is wonderfully presented throughout, benefiting from double glazing and gas central heating. The accommodation briefly comprises: an enclosed porch, entrance hallway, shower room, three reception rooms including a lounge, dining room and playroom/bedroom as well as a study on the ground floor, a superb kitchen/breakfast room, and a delightful conservatory. To the first floor there is a generous master bedroom with ensuite bathroom, three further bedrooms and a family bathroom. Outside, the property enjoys a driveway providing access to the integral garage, with a front garden laid mainly to lawn and bordered by established shrubs and trees. To the rear is a private lawned garden with a generous patio area, ideal for alfresco dining, together with additional shrubs and trees to the borders. There is also a useful side area that could be converted to more parking if needed as well as a fully insulated garden building with workshop. Newson & Buck highly recommend an internal

- DETACHED FAMILY HOME
- SOUGHT AFTER VILLAGE LOCATION
- FIVE BEDROOMS
- FOUR RECEPTION ROOMS
- MASTER BEDROOM WITH ENSUITE
- THREE BATHROOMS
- GARDEN ROOM & WORKSHOP



Entrance Porch

Entrance door, Karndean flooring, window to front aspect

Entrance Hallway

Entrance door, radiator, stairs to first floor, Karndean flooring, doors opening to

Lounge

16' 07" x 23' 07" (5.05m x 7.19m) Carpeted, Air Con unit, window to front aspect, gas fireplace, window to front aspect, opening to

Dining Area

10' 07" x 10' 00" (3.23m x 3.05m) Carpeted, sliding door to rear garden, serving hatch, radiator

Playroom/Bedroom

6' 10" x 14' 08" (2.08m x 4.47m) Carpeted, window to rear aspect, radiator

Study

6' 10" x 8' 03" (2.08m x 2.51m) Carpeted, window to front aspect, radiator

Kitchen

13' 08" x 10' 00" (4.17m x 3.05m) Tiled flooring, window to rear aspect, a range of base and wall cabinets with worktops over, ceramic sink with mixer tap over, space for range style cooker, space for washing machine, integrated wine cooler, breakfast bar, radiator

Conservatory

8' 04" x 16' 03" (2.54m x 4.95m) Tiled flooring, French doors to rear garden, windows to side aspect

Integral Garage

8' 04" x 16' 02" (2.54m x 4.93m) Up and over door, power and lighting

Landing

Carpeted, loft access, doors leading to

Master Bedroom

13' 08" x 13' 10" (4.17m x 4.22m) Carpeted, Air Con Unit, built in wardrobes with sliding doors, radiator, window to rear aspect,

En-Suite

6' 00" x 9' 08" (1.83m x 2.95m) Vinyl flooring, walk in shower cubicle with shower over, vanity unit with hand basin, low level flush w/c, window to front aspect, extractor, shaver points

Bedroom

12' 05" x 11' 05" (3.78m x 3.48m) Carpeted, window to front aspect, built in wardrobes with sliding door, radiator

Bedroom

8' 09" x 10' 10" (2.67m x 3.30m) Carpeted, built in wardrobes with sliding door, built in storage cupboard, radiator, window to front aspect

Bedroom

7' 08" x 8' 00" (2.34m x 2.44m) Carpeted, window to rear aspect, radiator

Family Bathroom

7' 08" x 8' 00" (2.34m x 2.44m) vinyl flooring, standard panelled bath with tiled surround, mixer tap and separate shower attachment, shower cubicle, towel radiator, low level flush w/c, hand basin, window to rear aspect

Garden Room

11' 06" x 16' 03" (3.51m x 4.95m) Fully insulated ,power and lighting, window to side aspect, door leading to

Workshop

12' 00" x 6' 05" (3.66m x 1.96m) Power and lighting, window to side aspect

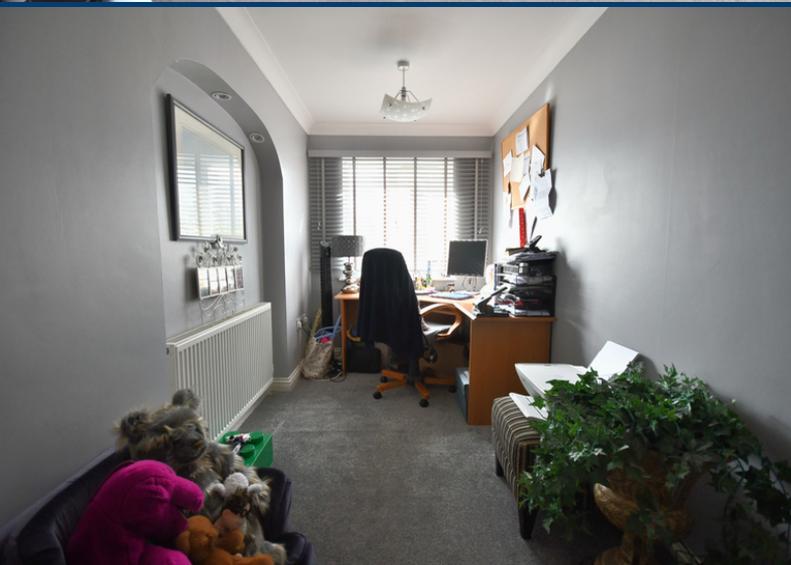
External

To the front the property provides ample off road parking via the shingle driveway as well as a front garden laid to lawn.

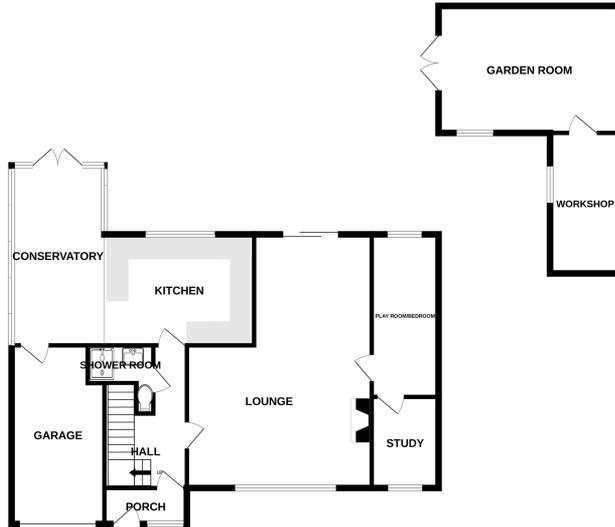
To the rear of the property the garden is laid mainly to lawn with patio and outside light and is enclosed by timber fencing as well as a metal storage shed.

Council Tax - D

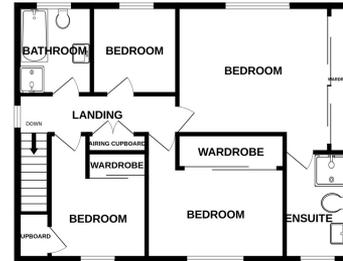
EPC - Awaiting



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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