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ESTATE AGENTS



Eller Drive, West Winch, King's Lynn, Norfolk

£350,000

A very well presented four bedroom detached family home situated in the sought after village of West Winch. The accommodation comprises, entrance hall, w/c, lounge, dining room, kitchen, utility area, playroom / office, family bathroom and four bedrooms with the master benefitting from an en-suite. The property further benefits from gas central heating, double glazing and off road parking for numerous vehicles. Local amenities can be found in the village, with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

Hall

Double glazed door to front, double glazed window to side, radiator and tiled flooring.

W/c

Low flush w/c, wash hand basin, radiator and tiled flooring.

Lounge

16' 4" x 10' 5" (4.98m x 3.17m) Double glazed window to front, radiator, built in storage, stairs to first floor and Karndean flooring.

Dining Room

8' 9" x 10' 4" (2.67m x 3.15m) Double glazed doors to rear, two radiators and Karndean flooring.

Kitchen

8' 7" x 11' 0" (2.62m x 3.35m) Double glazed window to rear, fitted kitchen with matching wall and base units, stainless steel sink, integrated oven and hob, space for fridge and freezer, radiator and tiled flooring.

Rear Lobby

8' 7" x 7' 5" (2.62m x 2.26m) Double glazed window and door to rear, radiator, boiler and tiled flooring.

Utility Room

6' 5" x 7' 9" (1.96m x 2.36m) Kitchen units with stainless steel sink and space for washing machine.

Playroom / Office

15' 9" x 7' 3" (4.80m x 2.21m) Double glazed window to front, radiator and fitted carpet.

Landing

Radiator, access to loft and cupboard housing hot water tank.

Master Bedroom

14' 2" x 8' 7" (4.32m x 2.62m) Double glazed window to front, radiator and Karndean flooring.

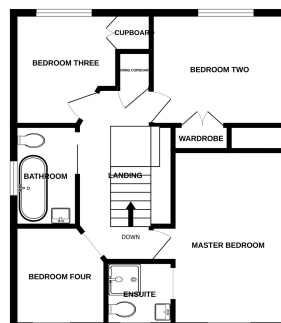
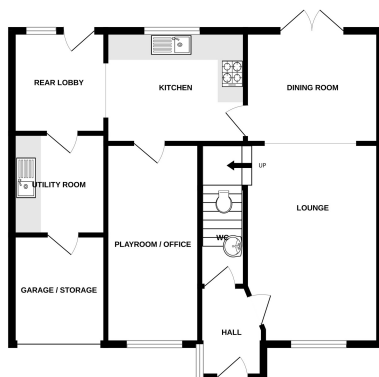
En-Suite

5' 3" x 5' 6" (1.60m x 1.68m) Double glazed window to front. shower enclosure with electric shower. low flush w/c.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 for 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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