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West Bank  
 West Head Road  
 Stow Bridge

£300,000

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# West Bank

Stow Bridge, King's Lynn, PE34 3NL

This detached bungalow has had significant improvement by the current owners over the last 6 years including new UPVC double glazed windows, kitchen, shower room, flooring and decoration. The accommodation includes a living room with wood burning stove which opens onto the conservatory making an ideal dining space which overlooks the South facing garden and lovely countryside views. The kitchen also connects with the conservatory and there is then access into the back of the former garage where there is storage, tumble drier and freezer space. To the front is a generous driveway providing parking for numerous vehicles with access to the side to the rear. The rear garden has a patio area, Summer house, timber shed and log store.



## Entrance Hall

Composite double glazed door to front. Radiator. Telephone point. Opening to inner hall. Doors to living room & kitchen.

## Living room

6.5m x 3.02m (21' 4" x 9' 11") UPVC double glazed window to front. Wood burning stove to fireplace. Tiled floor. Television point. 2 Radiators. UPVC double glazed sliding door to conservatory.

## Conservatory

5.15m x 2.17m (16' 11" x 7' 1") UPVC double glazed construction. Doors to garden and workshop. Tiled floor.

## Kitchen

3.05m x 2.72m (10' 0" x 8' 11") Units at base and wall level. Stainless steel sink and drainer. Electric oven and hob with extractor hood over. Space for washing machine. UPVC double glazed window & door to conservatory. Space for fridge. Luxury vinyl tiled floor.

## Inner Hall

Door to airing cupboard. Door to built in cloaks cupboard. Doors to bedrooms and shower room.

## Bedroom 1

3.22m x 2.76m (10' 7" x 9' 1") UPVC double glazed window to rear. Fitted wardrobe with sliding door. Radiator.

## Bedroom 2

3.07m x 2.75m (10' 1" x 9' 0") Window to front. Radiator.

## Bedroom 3

8' 5" x 7' 5" (2.57m x 2.26m) Window to front. Radiator.

## Shower Room

6' 6" x 5' 6" (1.98m x 1.68m) Tiled shower cubicle. W/C. Hand wash basin to vanity unit. Radiator. Tiled walls and floor. UPVC double glazed window to rear. Heated towel rail.

## Workshop/Storage (former garage)

8.49m x 2.81m (27' 10" x 9' 3") UPVC double glazed window & door to front. Oil fired boiler. UPVC Door to side and conservatory. Light and power. Space for freezer.

## Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.