



The Willows, West Winch
Guide Price £440,000

BELTON DUFFEY



THE WILLOWS, LYNN ROAD, WEST WINCH, KING'S LYNN, NORFOLK, PE33 0NY

An impressive, new build, detached 4 bedroom, (1 en-suite), residence in a popular location with gardens and garage.

DESCRIPTION

An impressive new build detached 4 bedroom, (1 en-suite), residence in a popular location with gardens and garage.

The property is currently under construction and will be completed to a high standard including underfloor heating to the ground floor with radiators to the first floor, double glazing, smooth ceilings and oak veneered internal doors.

Fully tiled flooring to the kitchen, dining room area and garden room. The kitchen fitted with a range cooker and high quality appliances, sanitary ware to high specification.

The proposed accommodation is to comprise spacious entrance hall, sitting room with double doors leading into the open-plan dining room/ garden room/fully fitted kitchen, fully fitted utility room and cloakroom to the ground floor. On the first floor will be 4 bedrooms, (1 en-suite) and a family bathroom. Outside, there will be garden areas to the front and rear and a garage.

SITUATION

West Winch is a popular village some two or three miles to the south of King's Lynn having its own primary school, shops, sports and leisure facilities and social amenities. At King's Lynn there is a wide range of shopping and recreation activities as well as the electrified rail link to King's Cross.

ENTRANCE HALL

CLOAKROOM

2.04m x 1.6m (6' 8" x 5' 3")

OPEN-PLAN KITCHEN/GARDEN ROOM

5.45m x 3.97m both max (17' 11" x 13' 0") Fully fitted kitchen with triple roof lights in the garden room area for extra natural light and French doors to outside.

DINING ROOM

3.89m x 3.80m (12' 9" x 12' 6") This area leads on from the garden room with double doors into the sitting room and French doors to outside.

SITTING ROOM

5.70m x 3.84m (18' 8" x 12' 7") Large bay window and fireplace with wood burning stove.

FIRST FLOOR LANDING

Loft access and airing cupboard housing the insulated hot water cylinder.

BEDROOM 1

4.34m x 4.07m (14' 3" x 13' 4") Window, radiator and door into en-suite.



EN-SUITE SHOWER ROOM

Shower cubicle, low level WC, wash hand basin and window.

BEDROOM 2

4.07m x 3.72m max (13' 4" x 12' 2") Window and radiator.

BEDROOM 3

3.89m max, narrowing to 3.14m x 4.36 max, narrowing to 3.29 (12' 9" max, narrowing to 10' 4" x 14' 4" max, narrowing to 10' 10") Window and radiator.

BEDROOM 4

2.97m x 2.56m (9' 9" x 8' 5") Window and radiator.

BATHROOM

2.56m x 1.85m (8' 5" x 6' 1") Three piece suite comprising panelled bath, low level WC and wash hand basin and window.

OUTSIDE

The property will be approached via a brickweave driveway leading to the garage with paved pathway leading to the front entrance door. The remainder of the front garden will be laid to lawn. The property will have an EV charging point.

The rear garden will also be laid to lawn with field views.

GARAGE

5.86m x 3.04m (19' 3" x 10' 0") 5.86m x 3.04m (19' 3" x 10' 0") Up and over door, power and light.

DIRECTIONS

From King's Lynn leave via the A10. On entering West Winch, continue along and the property will be seen, just past the turning to Chequers Lane, on the left hand side.

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

Council Tax Band - TBC.

Air source heating to be installed with underfloor heating to the ground floor and radiators to the first floor.

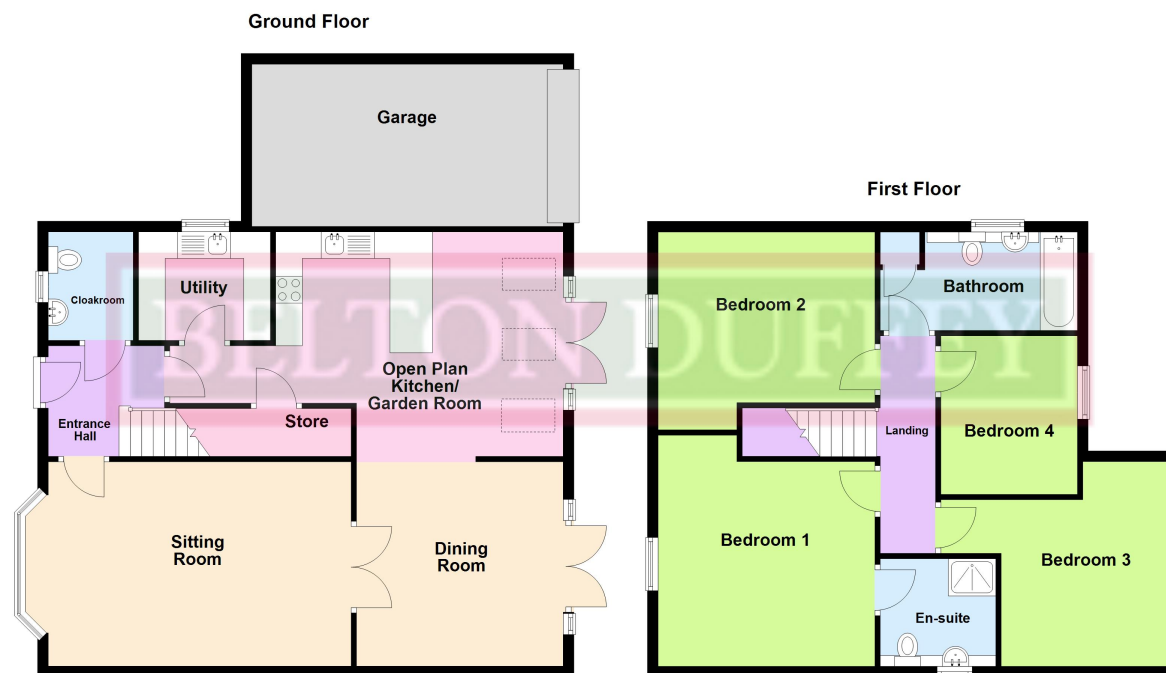
EPC - TBC.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.



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