



3 Archdale Close, West Winch
Guide Price £300,000

BELTON DUFFEY



3 ARCHDALE CLOSE, WEST WINCH, KING'S LYNN, NORFOLK, PE33 0LE

A deceptively spacious, 3 double bedroom detached bungalow situated in a sought after location with garage, parking and good size gardens.

DESCRIPTION

A deceptively spacious, 3 double bedroom detached bungalow situated in a sought after location with garage, parking and good size gardens.

The property was built in the 1960's and is installed with gas fired central heating (boiler installed in 2019) double glazing and briefly comprises entrance porch, entrance lobby, sitting room, kitchen/diner, lean to utility, W.C, 3 bedrooms and a shower room.

Outside the property has good sized gardens, parking and an integral garage.

The agents recommend an early inspection on this property.

SITUATION

West Winch is a popular village conveniently situated on the southern outskirts of King's Lynn. The town centre of King's Lynn is approximately 3 miles with its medieval centre and port. The surrounding countryside is productive agricultural land and to the East of West Winch the countryside becomes more undulating and well wooded. The main line station is at King's Lynn but many people who live in this village take the station at nearby Watlington, approximately 3 miles south and pick up the trains to Cambridge and London.

ENTRANCE PORCH

2.24m x 1.26m (7' 4" x 4' 2") UPVC double glazed door to outside, twin aspect double glazed windows, glazed door into entrance lobby.

ENTRANCE LOBBY

1.49m x 1.32m (4' 11" x 4' 4") Door into garage, door into sitting room.

SITTING ROOM

5.73m narrowing to 5.27m x 3.67m (18' 10" x 12' 0") Twin aspect windows, two radiators, mahogany effect fireplace with marble inset and marble hearth.

INNER HALL

2.09m x 1.04m (6' 10" x 3' 5") Loft access, radiator.

BEDROOM 1

4.14m x 3.19m (13' 7" x 10' 6") Window overlooking rear garden, radiator.

BEDROOM 2

4.06m narrowing to 3.26m x 3.11m (13' 4" x 10' 2") (Currently used as dining room) Radiator, double glazed sliding patio door into conservatory.

CONSERVATORY

2.97m x 2.95m (9' 9" x 9' 8") With double glazed sliding patio door to outside and view over rear garden.



BEDROOM 3

3.69m x 2.48m (12' 1" x 8' 2") Radiator, window overlooking rear garden.

KITCHEN/DINER

4.10m x 3.54m (13' 5" x 11' 7") Worktops to 3 sides with one and half bowl stainless steel sink unit with chrome mixer tap, timber fronted cupboards and drawers under, 4 ring gas hob with extractor over, Hotpoint double fan assisted oven with cupboard under and locker over, matching wall cupboards, radiator, built-in shelved cupboard and airing cupboard with insulated cylinder, immersion and slatted shelving, consumer unit (installed in 2019 including an electrical upgrade).

SHOWER ROOM

1.94m x 1.95m (6' 4" x 6' 5") Shower cubicle with mains shower, low level WC, pedestal wash hand basin, heated chrome towel rail, loft access, extractor.

LEAN TO UTILITY

4.93m x 1.69m (16' 2" x 5' 7") Worktop with one and half bowl stainless steel sink unit with chrome mixer tap, cupboards and drawers under, space and plumbing for automatic washing machine, two doors to outside and door into the cloakroom.

CLOAKROOM

1.64m x 0.80m (5' 5" x 2' 7") Low level WC.

OUTSDIE

The property occupies a generous established plot which is accessed via a paved driveway providing ample car parking. The front garden is designed for easy maintenance being shingled with established shrubs with the front garden being enclosed by fenced boundaries. The rear garden is laid to lawn with established flowers and shrubs, summerhouse, garden shed and a walk way leading to a further lawned garden area with further shrubs and green house. The rear garden is enclosed by fenced boundaries.

INTEGRAL GARAGE

5.3m x 2.96m (17' 5" x 9' 9") With electric roller door, Worcester Greenstar RI gas central heating boiler (Serviced October 2022)

DIRECTIONS

From King's Lynn proceed south on the A10 entering West Winch and take the first right hand turning into Back Lane proceed along Back Lane turn left onto Archdale Close, proceed along and the property will be on your left hand side.

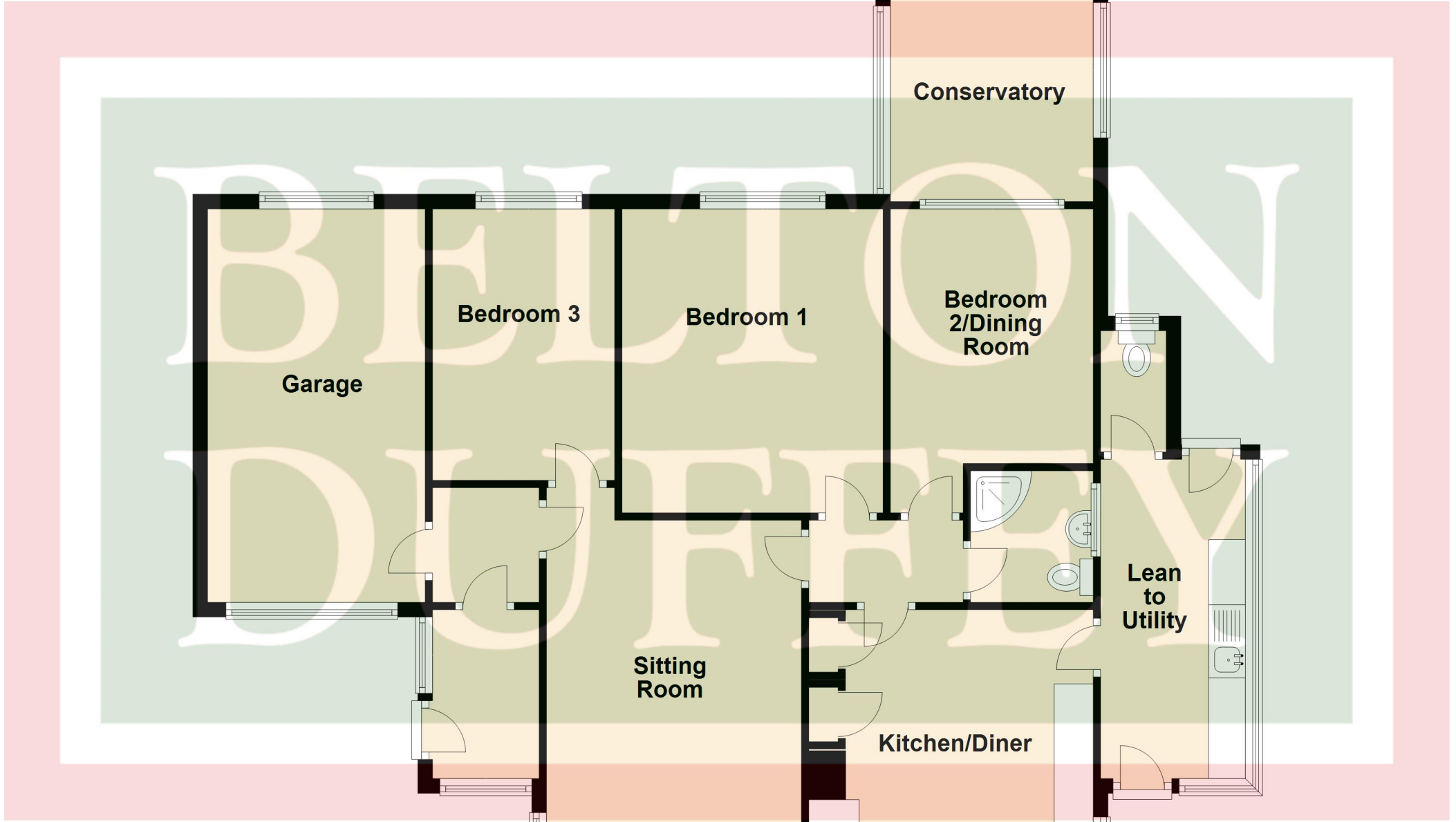
OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Tel 01553 616200. Council Tax Band C.

EPC - D.

Gas central heating.

Ground Floor



TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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