



34 Eller Drive, West Winch
Guide Price £399,950

BELTON DUFFEY



34 ELLER DRIVE, WEST WINCH, NORFOLK, PE33 0NN

An extended 4 bedroom (1 en-suite) detached residence, situated in a quiet cul-de-sac location of only 4 properties, with conservatory, study, established gardens, double garage and parking.

DESCRIPTION

An extended 4 bedroom (1 en-suite) detached residence, situated in a quiet cul-de-sac location of only 4 properties, with conservatory, study, established gardens, double garage and parking.

The property was built in 1997 and is installed with gas fired central heating (recently installed boiler), double glazing and panelled internal doors. The well presented accommodation briefly comprises: porch, entrance hall, sitting room, kitchen/dining room with pantry, utility room, study, conservatory and cloakroom to the ground floor. On the first floor are 4 bedrooms (1en-suite) and a family bathroom.

Outside, the property has established gardens, double garage and ample parking.

The agents recommend an early inspection.

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 PORCH

1.74m x 1.62m (5' 9" x 5' 4") Ceramic tiled floor and radiator.

ENTRANCE HALL

2.69m x 1.85m (8' 10" x 6' 1") Staircase to first floor landing, radiator and laminate flooring.

SITTING ROOM

5.06m x 3.4m (16' 7" x 11' 2") Laminate flooring, fireplace with marble inset, marble hearth and decorative surround and 2 radiators.

CONSERVATORY

3.43m x 3.11m (11' 3" x 10' 2") Cavity brick construction with UPVC double glazed units and a pitched polycarbonate roof, ceramic tiled floor, electric radiator and French doors to outside.

UTILITY

3.6m x 2.26m (11' 10" x 7' 5") Worktop with cupboards and drawers under, further worktop with stainless steel sink unit and cupboard under, space and plumbing for automatic washing machine, radiator and door into the integral double garage.

CLOAKROOM

2.62m x 1.62m (8' 7" x 5' 4") Tiled effect flooring, low level WC, pedestal wash hand basin and loft access.

STUDY

Laminate flooring and radiator.



KITCHEN/DINING ROOM

7.79m x 3.38m into dining area, narrowing to 2.38m into kitchen (25' 7" x 11' 1", narrowing to 7' 10" into kitchen) L-shaped wood block effect worktop with ceramic sink unit and chrome mixer tap, soft closure cupboards and drawers under, space and plumbing for dishwasher, Belling double fan assisted oven with Neff 4 ring hob and extractor over, matching wall cupboards. Further worktop with rustic vegetable racks, cupboard and drawer under. walk-in shelved PANTRY, cupboard housing the Worcester Greenstar Ri gas central heating boiler, 2 radiators and laminate flooring.

FIRST FLOOR LANDING

2.85m x 2.92m max L-shaped (9' 4" x 9' 7" max L-shaped) Loft access.

BEDROOM 1

4.35m to front of wardrobes x 2.68m (14' 3" x 8' 10") Triple wardrobe and radiator.

EN-SUITE

1.74m x 1.62m (5' 9" x 5' 4") Shower cubicle with mains shower, wash hand basin set on a timber top with shelf under, low level WC, extractor, heated chrome towel rail.

BEDROOM 2

3.38m x 2.71m (11' 1" x 8' 11") Double wardrobe and radiator.

BEDROOM 3

2.08m x 2.51m (6' 10" x 8' 3") Double wardrobe and radiator.

BEDROOM 4

2.66m x 2.15m (8' 9" x 7' 1") Radiator.

FAMILY BATHROOM

2.58m x 1.55m (8' 6" x 5' 1") Panelled bath with Mira electric shower over and low level WC.

OUTSIDE

The property enjoys an established plot which has a tarmac driveway leading to the integral brick and tiled double garage.

The front garden is laid to lawn with shrubs and 2 gated accesses leading to the rear garden.

The rear garden is a fine feature of the property having a patio area, established flower and shrub borders, raised decked area and mature oak tree.

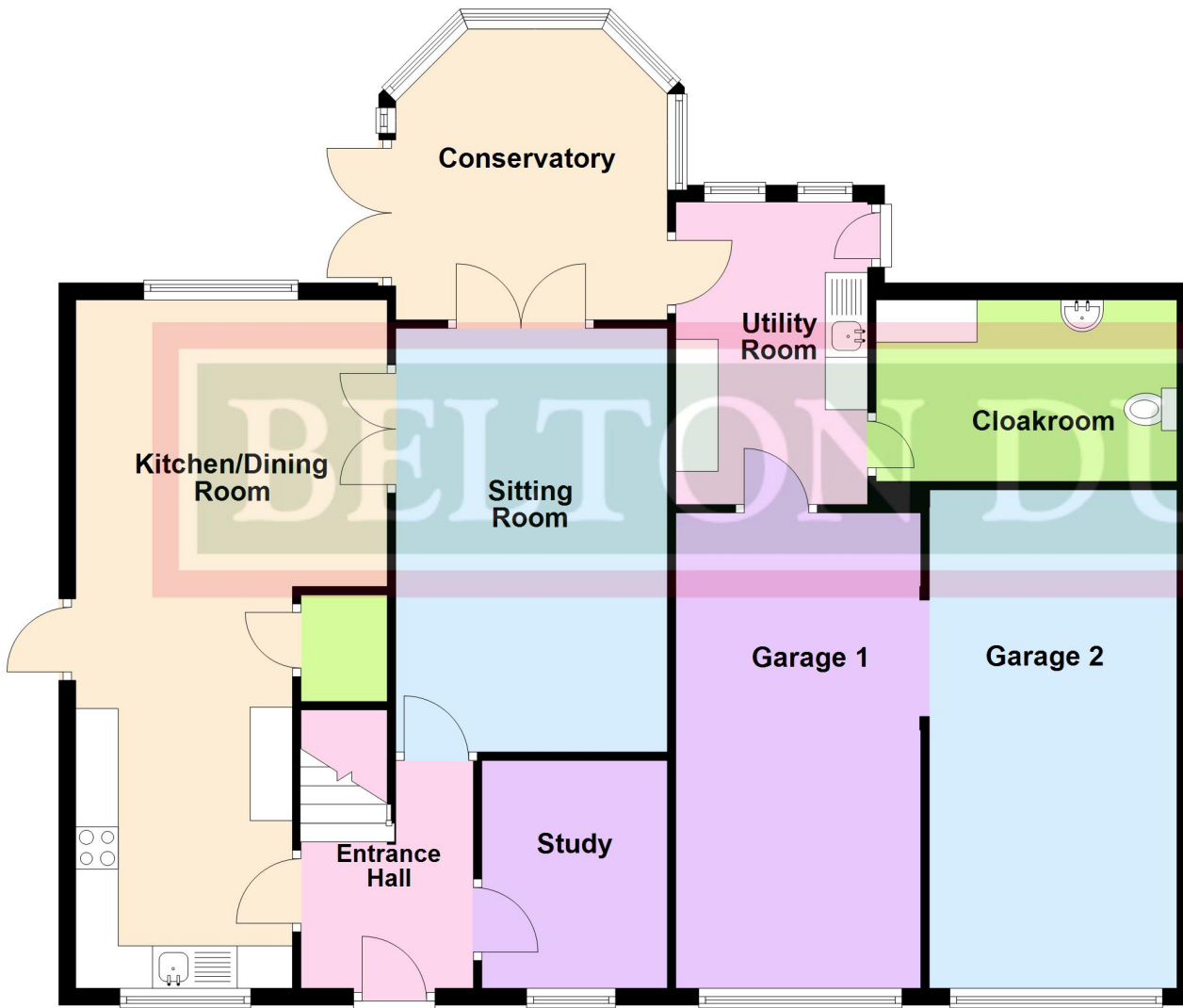
GARAGE 1

5.55m x 2.50m (18' 3" x 8' 2") Power, light, up and over door, opening into Garage 2.

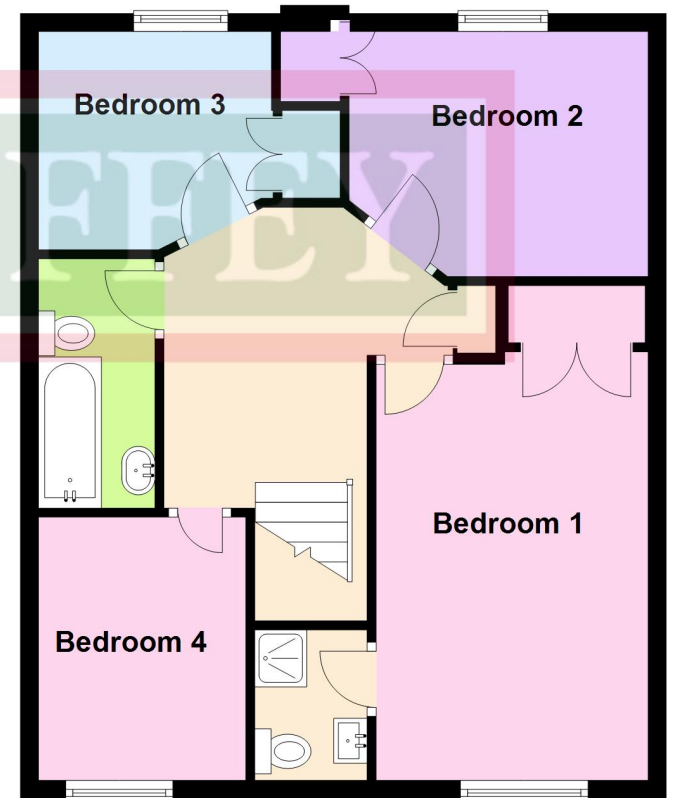
GARAGE 2

5.71m x 2.93m (18' 9" x 9' 7") Power, light and up and over door.

Ground Floor



First Floor



DIRECTIONS

From King's Lynn leave via the A10. On entering West Winch, take a right hand turn into Long Lane and continue along to the end. Turn left into Back Lane and take the first turning into Eller Drive and the property can be seen on the right 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 D.

Gas central heating.

EPC - C.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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