



19 Pine Tree Chase, West Winch
Guide Price £295,000

BELTON DUFFEY



19 PINE TREE CHASE, WEST WINCH, NORFOLK, PE33 0QQ

A spacious 2 bedroom detached bungalow on a superb corner plot, in a popular village location with attractive gardens, parking and detached garage.

DESCRIPTION

A spacious 2 bedroom detached bungalow on a superb corner plot, in a popular village location with attractive gardens, parking and detached garage.

The property benefits from gas central heating, double glazing and briefly comprises entrance porch, entrance hall, sitting room, kitchen/breakfast room, side lobby, day room/bedroom 3, 2 double bedrooms and a modern shower room.

Outside, the property sits on an attractive corner plot having, parking, detached garage and delightful established gardens.

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. King's Lynn has a wide range of shopping and recreational facilities as well as the electrified rail link to London, King's Cross.

ENTRANCE PORCH

UPVC construction with door to outside and tiled floor.

DINING ROOM

4.71m x 2.47m max into window recess (15' 5" x 8' 1" max into window recess) Twin aspect windows, radiator, opening into inner hall and opening into day room/potential bedroom 3.

DAY ROOM (POTENTIAL BEDROOM 3)

5.43m x 2.81m (17' 10" x 9' 3") Radiator, UPVC door with matching side panel leading to the rear garden.

INNER HALL

Radiator.

KITCHEN/BREAKFAST ROOM

4.10m into door recess x 2.94m (13' 5" x 9' 8") Worktops with 1.5 bowl stainless steel sink unit and mixer tap, cupboards and drawers under, 4 ring ceramic hob with extractor over, window to side, tiled splashbacks, built-in eye-level Indesit main oven with top/grill above and locker over, space for washing machine, slimline dishwasher and fridge, matching wall units, radiator and wall mount Baxi gas fired boiler. Built-in shelved airing cupboard housing the hot water cylinder with immersion.

SITTING ROOM

5.23m x 3.87m into window recess (17' 2" x 12' 8" into window recess) Large window to front and radiator.



BEDROOM 1

3.85m x 3.74m into window recess (12' 8" x 12' 3" into window recess) Large window overlooking rear garden and radiator.

BEDROOM 2

3.44m x 3.33m (11' 3" x 10' 11") Large window overlooking rear garden and radiator.

MODERN SHOWER ROOM

2.31m x 1.94m (7' 7" x 6' 4") Corner entry shower cubicle with Triton electric power shower, low level WC, wash hand basin in unit with cupboard under, mirror fronted cosmetics cupboard over, tiled wall areas, upright heated chrome towel rail/radiator, frosted window to side and loft access.

OUTSIDE

The property sits on an attractive corner plot with pathway leading around the property and up to the front entrance door.

The front garden is a fine feature of the property being laid to neat lawn with well stocked flowers and shrub beds, being access via 2 separate gates with hedged boundaries to the front and side.

GARAGE

5.92m x 2.85m both max (19' 5" x 9' 4" both max) Up and over door, power, light, window to rear and personal door.

To the left hand side of the property is a paved/tiled area suitable for bin storage etc, outside tap and outside double socket.

The rear garden is also laid to lawn with 2 paved patio areas, pathway and further well stocked flower and shrub borders, being enclosed by fenced and part walled boundaries.

DIRECTIONS

From King's Lynn proceed on the A10 towards Downham Market and after approximately 2 miles you will enter the village of West Winch. Take the fourth right hand turning into Gravelhill Lane. Proceed along Gravelhill Lane and take the right hand turn into Pine Tree Chase. The property will be seen, designated by our 'For Sale' board.

OTHER INFORMATION

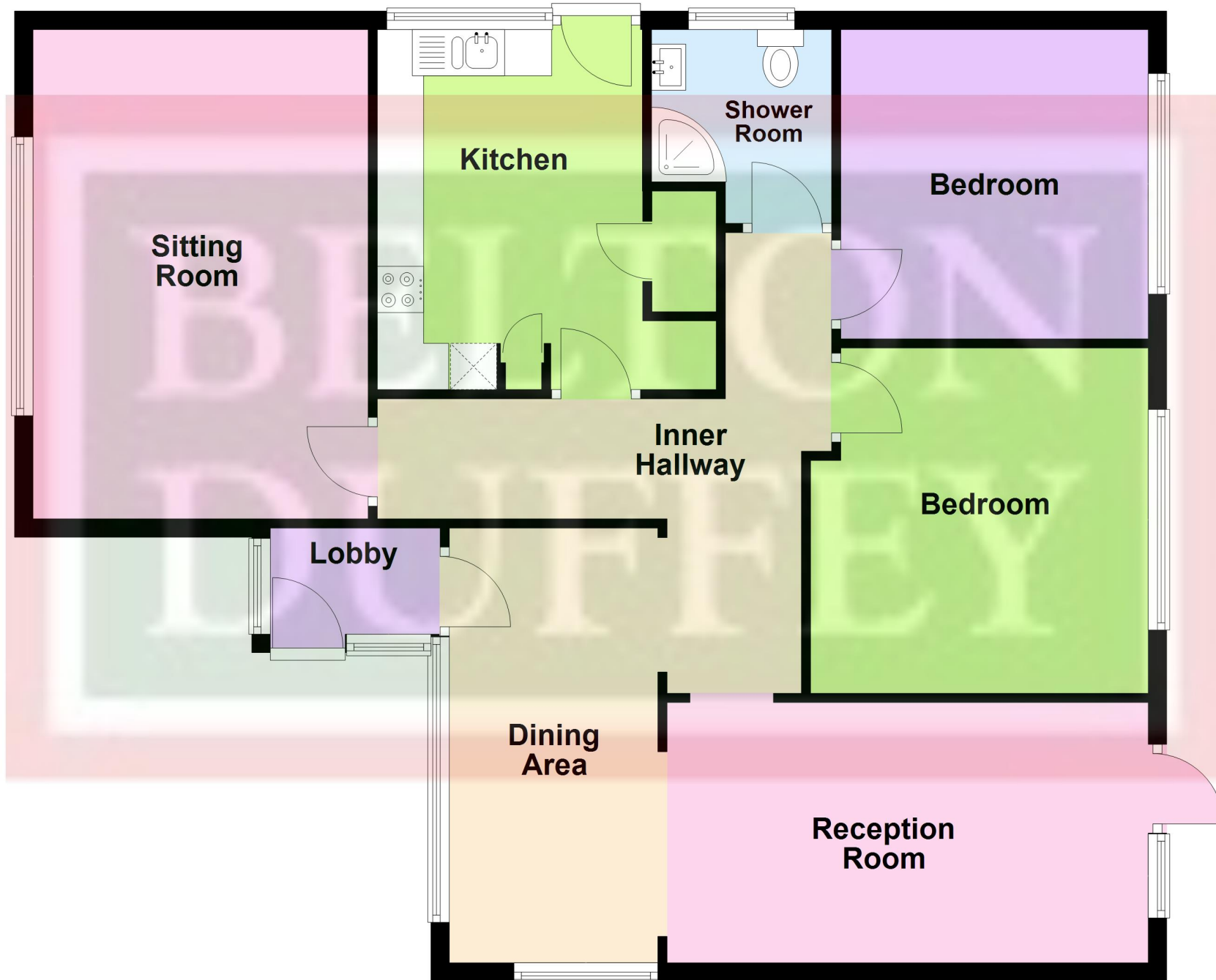
Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

Council Tax Band D.

Gas central heating.

EPC - D.

Pine Tree Close



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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