



NEWSON & BUCK
ESTATE AGENTS



30 Walnut Avenue North, , West Winch, Norfolk PE33 0PN £285,000

Newson and Buck are delighted to present this three bedroom link detached property set in the cul-de-sac of Walnut Avenue North in the village of West Winch. Providing a blank canvas for its next owners and there is NO ONWARD CHAIN. The accommodation to the first floor comprises off a 21' lounge, dining room, kitchen, utility room and downstairs toilet as well as an integral garage. The first floor provides three double bedrooms as well as a family bathroom. Externally there is off road parking and a low maintenance rear garden which is perfect for the morning sun. The property further benefits from Double Glazing throughout and gas central heating. Local amenities can be found in the village, with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

Call now to book your viewing!

Entrance Porch

Double doors leading to front door, vinyl flooring

Hallway

Front door, carpeted, stairs to first floor, doors leading too

Lounge

20' 04" x 12' 00" (6.20m x 3.66m) Carpeted, two radiators, window to front and rear aspect

Dining room

11' 06" x 10' 09" (3.51m x 3.28m) Carpeted, window to front aspect, radiator, door leading to

Kitchen

15' 08" x 8' 10" (4.78m x 2.69m) Laminate flooring, range of base and wall cabinets, worktops, stainless steel sink with mixer tap, space for free standing cooker, space for two under counter appliances, window to rear aspect, radiator, storage cupboard

Utility

8' 10" x 5' 07" max (2.69m x 1.70m) Tiled flooring, door leading to garden, space and plumbing for washing machine doors leading to

W/C

04' 01" x 03' 06" (1.24m x 1.07m) Tiled Floor, window to rear aspect, low level flush w/c, hand basin

Integral Garage

14' 09" x 8' 10" (4.50m x 2.69m) Electric door, power and lighting

Landing

Carpeted, window to rear aspect, radiator, storage cupboard housing boiler and water tank, doors leading to

Bedroom 1

12' 0" x 11' 05" (3.66m x 3.48m) Carpeted, radiator, window to front aspect, built in wardrobe

Bedroom 2

11' 05" x 10' 11" (3.48m x 3.33m) Carpeted, radiator, window to front aspect, built in wardrobe

Bedroom 3

8' 11" x 8' 04" (2.72m x 2.54m) Carpeted, radiator, window to rear

Bathroom

10' 09" x 8' 03" (3.28m x 2.51m) Vinyl flooring, part tiled walls, p shaped panelled bath with shower over, low level flush w/c, hand basin, window to rear aspect

External

To the front the property provides off road parking and a low maintenance front which is laid to turf, side access.

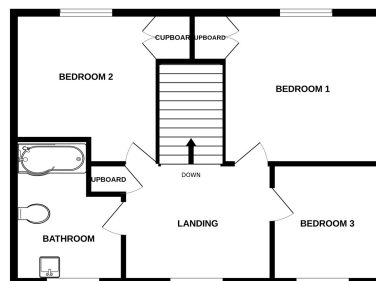
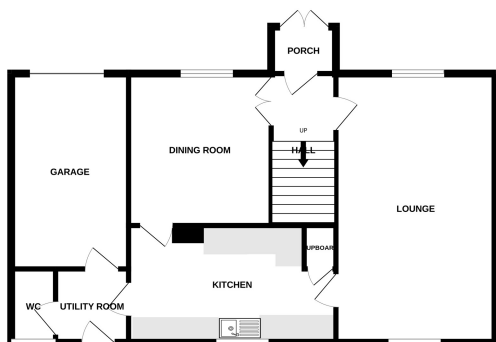
The the rear the property provides a blank canvas with an east facing garden which is laid mainly to turf with shingle boundaries as well as two patio areas perfect for soaking up the morning sun

EPC - Awaiting



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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