



Hunters Rise, West Winch, King's Lynn, PE33 0NW

welcome to

Hunters Rise, West Winch, King's Lynn

Located in the village of West Winch which has a primary school, local convenience store/post office and The William Burt Social Club is this beautifully presented four bedroom detached family home. Viewing highly recommended to appreciate all this home has to offer.



Entrance Door To:-

Entrance Hall

Spacious entrance hall with oak flooring, under stair storage, cloaks cupboard, stairs to first floor, under floor heating

Cloakroom

Low level WC, under floor heating

Lounge

22' 9" x 12' 9" (6.93m x 3.89m)
Twin double glazed windows to front and rear, fireplace with inset gas fire, under floor heating

Kitchen/ Breakfast Room

15' 7" x 11' 11" (4.75m x 3.63m)
Range of base and wall units, granite work top over, space for Range cooker, extractor over, integrated fridge freezer and dishwasher, ceramic sink with mixer tap over, Kardean luxury flooring, built-in microwave, two double glazed windows, inset spotlights, under floor heating, opening to:-

Rear Lobby Area

Exit door to rear and door to:-

Utility

6' 10" x 6' 8" (2.08m x 2.03m)
Base units, stainless steel sink with mixer tap over, space and plumbing for washing machine and dryer, wall mounted gas boiler, double glazed window, under floor heating

Dining Room

11' 11" x 10' 3" (3.63m x 3.12m)
Under floor heating, double glazed patio doors with glass side panels, opening to:-

Conservatory

14' max x 10' 5" (4.27m max x 3.17m)
UPVC construction under polycarbonate roof, double doors to rear

First Floor Galleried Landing

Galleried landing with views over front garden, loft access, radiator, storage cupboard

Master Bedroom

12' 9" x 13' 8" (3.89m x 4.17m)
Twin double glazed windows, radiator, door to:-

En Suite

8' 7" max x 6' (2.62m max x 1.83m)
Shower cubicle, low level WC, wash hand basin in vanity unit, fully tiled floor and walls, double glazed window heated towel rail

Bedroom Two

10' 4" x 11' 11" (3.15m x 3.63m)
Two double glazed windows, radiator

Bedroom Three

10' 5" x 12' (3.17m x 3.66m)
Twin double glazed window, two fitted wardrobes

Bedroom Four

9' 9" x 10' 4" (2.97m x 3.15m)
Double glazed window, radiator, fitted wardrobe

Family Bathroom

8' x 8' 7" (2.44m x 2.62m)
Bath with shower mixer tap, low level WC, wash hand basin with cupboards below, radiator, tiled floor and walls, double glazed window

Outside

To the front is a large gravel drive giving off road parking for several cars and leads onto a detached double garage with twin up and over doors, power and light. There is a awned area with mature trees and shrubs. The rear garden has a large paved patio and an extensive well screened garden that is laid mainly to lawn with mature trees and shrubs and a summerhouse.



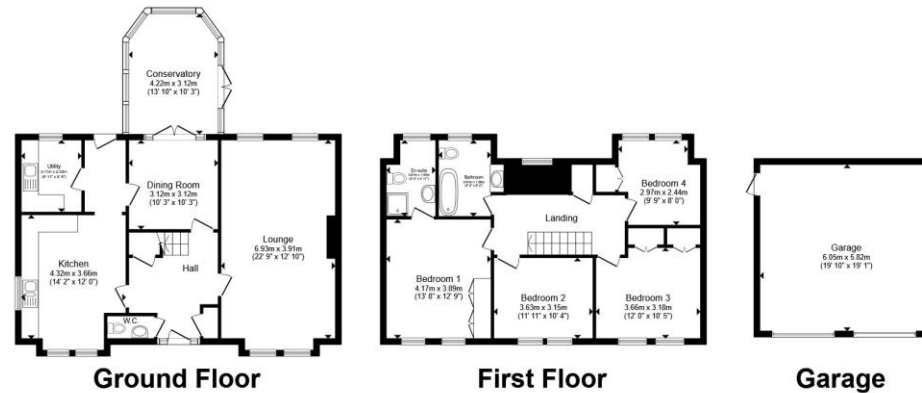
view this property online williamhbrown.co.uk/Property/KLN119745



welcome to Hunters Rise, West Winch, King's Lynn

- Detached Family Residence
- Four Bedrooms
- Breakfast/Kitchen
- Utility and Cloakroom
- Two Reception Room

Tenure: Freehold EPC Rating: C
Council Tax Band: E



£550,000

Total floor area 197.9 m² (2,130 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119745



Property Ref:
KLN119745 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



williamhbrown.co.uk