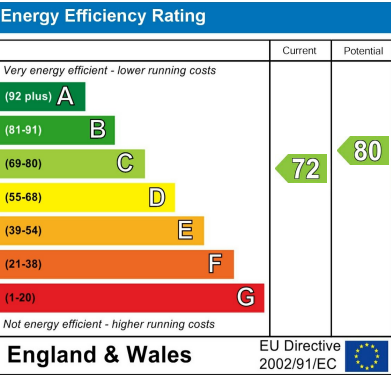


DIRECTIONS

Sat Nav: PE33 0NH



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

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12 Poplar Road West Winch King's Lynn PE33 0NH

SPACIOUS AND BEAUTIFULLY PRESENTED DETACHED THREE BEDROOM BUNGALOW

West Winch

£375,000 Freehold

01553 692828
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ENTRANCE HALL

Stylish Laminate flooring. Single radiator. Doors leading to all rooms and stairs to loft conversion. Storage cupboard.

OPEN PLAN KITCHEN

Range of modern wall-mounted, base and drawer units with work top over. Large Sink with drainer and spray tap. Integrated electric oven and hob. Integrated dishwasher. Window to side aspect. High quality LVT flooring. 12'08 x 9'01 (3.86m x 2.77m)

OPEN DINING ROOM

High quality LVT flooring. Double radiator. Stable door to side. French doors to rear garden. 12'04 x 9'02 (3.76m x 2.79m)

OPEN LIVING ROOM

High quality LVT flooring. Electric log burner. Double radiator. Oak patio doors and window to rear garden. 21'06 x 18'08 (6.55m x 5.69m)

BEDROOM ONE

Fitted carpet, Window to front aspect. Single radiator. 12'3 x 9'8 (3.73m x 2.95m)

BEDROOM TWO

Fitted carpet, window to front aspect, single radiator. 12'4 x 13'3 max 9'2 min (3.76m x 4.04m max 2.79m min)

BEDROOM THREE

Fitted carpet, window to front aspect. Single radiator 10'8 x 8'9 (3.25m x 2.67m)

BATHROOM

Three piece suite comprising bath with thermostatic shower over, stylish sink with vanity unit under and W.C. Obscured window to side aspect. Vinyl flooring. Double aspect feature wall tiling

LOFT CONVERSION/ BEDROOM

Laminate flooring. Eaves access for storage. Electric centre fireplace. VELUX windows. Laid out to provide an ideal living space with bedroom and generous ensuite shower room. 26'11 x 14'06 (8.20m x 4.42m)

SHOWER ROOM

Comprising of a hand wash basin, W.C, large shower enclosure with black brick surround tiles and thermostatic shower. Vertical panel radiator. Obscured gable window to side aspect. Laminate flooring.

GARAGE

personnel door to side, window to side, up and over garage door, lighting and power supply

IMPORTANT INFORMATION

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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*While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or

Nestled on Poplar Road in West Winch, this delightful detached bungalow offers a perfect blend of modern living and deceptively spacious comfort. Built in 1980, the property has been thoughtfully extended to create a generous open-plan kitchen, dining, and lounge area, making it an ideal space for both entertaining and family gatherings. The interior is beautifully presented, with an abundance of natural light that enhances the welcoming atmosphere throughout. This bungalow boasts three/four well-proportioned bedrooms, providing ample space for family or guests. The convenience of two bathrooms, including a stylish ensuite shower room in the loft conversion, adds to the practicality of the home. The loft conversion not only increases the living space but also offers a unique feature that sets this property apart with the potential to be used as a bedroom with a private living area and ensuite. Outside, the enclosed garden provides a private retreat, perfect for enjoying the outdoors or hosting summer barbecues. The property also benefits from a driveway and a garage, ensuring that parking is never a concern. With its modern amenities and deceptively spacious layout, this bungalow is a rare find in a sought-after location. Whether you are looking for a family home or a peaceful retreat, this property on Poplar Road is sure to impress. Don't miss the opportunity to make this lovely bungalow your new home.



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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