

## DIRECTIONS

SAT NAV: PE33 0LB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D	61		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

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

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"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.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

*"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.*

*The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.*

*Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.*

*The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.*

*This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.*



**brittons**  
estate agents

www.brittons.net



28 Common Close West Winch King's Lynn PE33 0LB

**BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED BUNGALOW  
WITH OFF ROAD PARKING**

**King's Lynn**

**£325,000 Freehold**

01553 692828  
sales@brittons.net





**HALLWAY**

**LOUNGE**

**KITCHEN / DINER**

**MASTER SUITE**

Incorporating a dressing room and ensuite.

**DRESSING ROOM**

**ENSUITE**

**BEDROOM TWO**

**BEDROOM THREE**

**REAR OF PROPERTY**

Enclosed rear garden. Mainly laid to lawn with a patio area with space for table and chairs. Timber shed.

**FRONT OF PROPERTY**

Shingle driveway with parking for multiple vehicles and a side access gate to the garden.

**IMPORTANT INFORMATION**

MEASUREMENTS: All measurements quoted are approximate.

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

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavour to make our sales details as accurate and reliable as possible.

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.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"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. This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

Nestled in the charming area of Common Close, West Winch, this beautifully presented and recently renovated bungalow offers a warm and inviting atmosphere, perfect for families or those seeking a peaceful retreat.

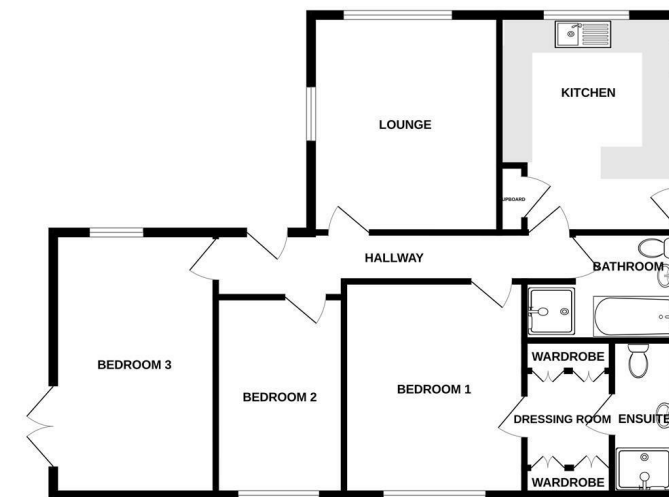
With three well-appointed bedrooms, this home is designed for comfort and convenience. The master suite is a true highlight, featuring a dressing room and an ensuite shower room, providing a private sanctuary for relaxation. Bedroom three boasts patio doors that lead directly into the well-maintained garden, allowing for a seamless blend of indoor and outdoor living.

The garden itself is a delightful space, complete with a spacious lawn, a lovely patio area for al fresco dining, and a timber shed for additional storage. The heart of the home is the stylish kitchen diner, which includes a breakfast bar and elegant pendant lights, creating a perfect setting for family meals and entertaining guests.

The lounge is equally impressive, featuring a media wall with integrated lighting in the shelving units, adding a modern touch to the space.

This bungalow is not just a house; it is a welcoming home that combines contemporary design with practical living. With its attractive features and lovely garden, it is an ideal choice for anyone looking to settle in a tranquil yet accessible location. Don't miss the opportunity to make this delightful property your own.

**GROUND FLOOR**



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, levels and site plans are for information only and are not intended to be used as a basis for any legal proceedings. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their condition or performance. This plan is for information purposes only and should not be used as a basis for any legal proceedings. Made with Metaplan 12/08/20



