



Walnut Avenue, West Winch, King's Lynn, PE33 0QE

welcome to

Walnut Avenue, West Winch, King's Lynn

William H Brown are delighted to offer to market this beautifully presented three bedroom detached chalet bungalow, tucked away at the end of a quiet no-through road within the sought-after village of West Winch.



Entrance Porch**Entrance Hall**

Stairs to First Floor

Lounge

Double Glazed Windows to Front and Rear, Radiators

Dining Room

Double Glazed Window to Front, Radiator

Kitchen

Wall and Base Units, Sink and Mixer Tap, Space for Cooker, Space for Freestanding Fridge/Freezer, Space, Space for Washing Machine, Double Glazed Window to Rear

Utility Room

Space for Tumble Dryer

Cloakroom

WC, Hand Wash Basin, Radiator, Double Glazed Window

Conservatory

Double Glazed Patio Door to Rear, Radiator

Bedroom One

Double Glazed Window to Front, Radiator, Built in wardrobe

Bedroom Two

Double Glazed Window to Front, Radiator, Built in wardrobes

Bedroom Three

Double Glazed Window to Rear, Radiator

Shower Room

Walk in shower, WC, Hand Wash Basin, Radiator, Double Glazed Window to Rear

Outside

Driveway Parking Laid to Gravel with a Front Garden Laid to Lawn with Mature Trees and Shrubs. Enclosed Rear Garden with a Patio Area with Steps down to the Remainder of the Garden which is Laid to Lawn with Shrubs and Trees.



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Walnut Avenue, West Winch, King's Lynn

- Beautifully Presented Detached Chalet Bungalow
- Three Bedrooms
- Spacious Lounge and Separate Dining Room
- Kitchen and Utility Room
- Contemporary Family Shower Room

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN120013 - 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.

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