

DIRECTIONS

SATNAV: PE33 0QJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.



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17 Oak Avenue West Winch King's Lynn PE33 0QJ

FOUR BEDROOM DETACHED HOUSE WITH A DOUBLE GARAGE

King's Lynn

£375,000 Freehold

01553 692828
sales@brittons.net





WEST WINCH West Winch is a popular village situated just south of King's Lynn, offering a convenient mix of village life and excellent access to local amenities. The village benefits from a primary school, local shop and Post Office, while nearby King's Lynn provides a wide range of supermarkets, shops, cafés, restaurants, leisure facilities and further schooling. The area is well served by local bus routes, with King's Lynn railway station providing regular services towards Cambridge and London. There are also a number of parks, play areas and attractive countryside nearby, making West Winch an appealing location for families, commuters and those looking for a quieter setting within easy reach of the town.	
ENTRANCE HALL Large entrance hall with fitted carpet, window to side aspect, stairs to first floor, radiator, understairs storage, cloakroom and doors to all rooms.	
WC Laminate tiled flooring, obscured window to front, radiator, W.C and hand wash basin.	
LOUNGE Fitted carpet, window to front aspect, gas fireplace, patio doors to conservatory, French doors to dining room, two radiators.	21'03" x 11'07" (6.48m x 3.53m)
STUDY Fitted carpet, window to front aspect, radiator.	8'05" x 7'10" (2.57m x 2.39m)
DINING ROOM Wood effect flooring, bay window to rear aspect, radiator, French doors to lounge.	10'06" x 9'03" max (3.20m x 2.82m max)
KITCHEN L Shaped Kitchen with Laminate tiled flooring, range of wall-mounted, base and drawer units with worktop over, sink with drainer under window to rear aspect, integrated fridge/freezer, dishwasher, induction hob, electric oven and microwave oven, French doors to conservatory, door to utility, radiator.	17'08" x 12'04" max (5.38m x 3.76m max)
UTILITY ROOM Laminate tiled flooring, wall-mounted, base and drawer units, bowl sink, space and plumbing for washing machine and tumble dryer, radiator, window and door to rear garden.	7'04" x 6'08" (2.24m x 2.03m)
CONSERVATORY Large double conservatory with triple aspect windows, electric sockets, three radiators, French doors and single door to rear garden.	28'06" x 12'10" max (8.69m x 3.91m max)
LANDING Fitted carpet, loft access with ladder, airing cupboard, doors to all rooms.	
BEDROOM ONE Fitted carpet, window to front aspect, radiator, built-in wardrobes, door to ensuite.	11'10" x 11'09" (3.61m x 3.58m)
ENSUITE Laminate tiled flooring, obscured window to front aspect, heated towel rail, base unit with inset sink, W.C, shower enclosure with extractor light.	5'10" x 4'10" (1.78m x 1.47m)
BEDROOM TWO Fitted carpet, window to front aspect, radiator, built-in wardrobe.	11'05" x 10'01" (3.48m x 3.07m)
BEDROOM THREE Fitted carpet, window to rear aspect, radiator, built-in wardrobe.	08'09" x 08'03" (2.67m x 2.51m)
BEDROOM FOUR Fitted carpet, window to rear aspect, radiator.	11'08" x 6'11" (3.56m x 2.11m)
BATHROOM Laminate tiled flooring, walk-in shower, fitted bath, W.C, hand wash basin, two heated towel rails and obscured window to rear aspect	8'11" x 5'07" (2.72m x 1.70m)
DOUBLE GARAGE Electric garage doors, lighting and power supply, personnel door to garden.	16'09" x 16'07" (5.11m x 5.05m)
IMPORTANT INFORMATION	

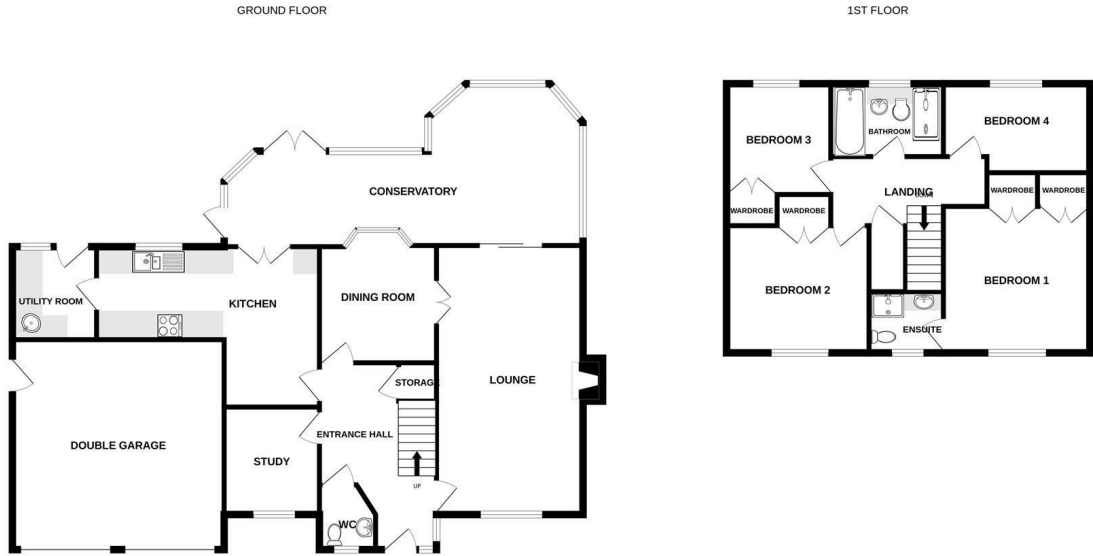
Tucked away in the charming area of Oak Avenue, West Winch, this splendid detached house offers a perfect blend of comfort and modern living.

With four spacious bedrooms, including a master complete with an ensuite shower room, this property is ideal for families seeking both space and privacy.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The lounge features elegant sliding doors that lead into a large conservatory, which overlooks the well maintained garden, creating a seamless connection between indoor and outdoor living. This spacious conservatory is a delightful space to enjoy the natural light and tranquil views throughout the year.

The kitchen breakfast room is well-appointed and includes a separate utility area, making daily chores a breeze. For those who work from home, the ground floor study offers a quiet and dedicated space, perfect for productivity.

An additional feature of this remarkable property is the double garage that provides secure parking and extra storage space.



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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