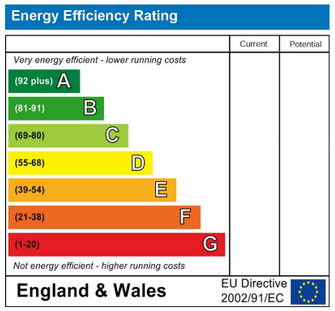
DIRECTIONS

SATNAV: PE32 1NY



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

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

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12 Lancaster Way East Winch King's Lynn Norfolk PE32 1NY

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EAST WINCH
East Winch is a village in West Norfolk, situated a short drive from King's Lynn, offering an attractive balance of countryside living and convenient access to everyday amenities. The village has a welcoming community atmosphere, with a traditional village pub, post office and local store, historic parish church and village hall. For those who enjoy the outdoors, East Winch Common, a designated Site of Special Scientific Interest, provides beautiful open countryside, wildlife and pleasant walking opportunities. The village benefits from its position on the A47, providing good road connections towards King's Lynn, Swaffham and Norwich, while King's Lynn offers a wider range of shopping facilities, supermarkets, schools, healthcare services and a railway station with connections towards Cambridge and London. East Winch is particularly appealing to buyers seeking a quieter village lifestyle without being too far removed from larger towns and their facilities.

ENTRANCE HALL
Fitted carpet, stairs to first floor, understairs storage cupboard and separate utility cupboard.

KITCHEN 8'02" x 7'02" (2.49m x 2.18m)
Laminate flooring, range of wall-mounted, base and drawer units, stainless steel sink under window to rear aspect, space for oven, space and plumbing for slimline dishwasher, stylish splashback tiling.

DINING ROOM 9'11" x 9'04" (3.02m x 2.84m)
Laminate flooring, french doors to rear garden, opening to lounge and kitchen.

LOUNGE 12'08" x 10'09" max (3.86m x 3.28m max)
Fitted carpet, window to front aspect, double radiator, electric fireplace, opening to dining room.

BEDROOM ONE 11'01" x 9'06" (3.38m x 2.90m)
Fitted carpet, double radiator, window to rear aspect, ensuite.

ENSUITE
Vinyl flooring, hand wash basin, W.C, shower enclosure, obscured window to rear aspect.

BEDROOM TWO 10'08" x 8'08" max (3.25m x 2.64m max)
Fitted carpet, single radiator, window to rear aspect

BEDROOM THREE 9'09" x 6'02" (2.97m x 1.88m)
Fitted carpet, single radiator, window to rear aspect

BATHROOM
Laminate flooring, fitted bath, W.C, hand wash basin, single radiator, obscured window to side aspect.

OFFICE 7'05" x 5'04" (2.26m x 1.63m)

DOUBLE GARAGE 16'07" x 16'07" (5.05m x 5.05m)

IMPORTANT INFORMATION
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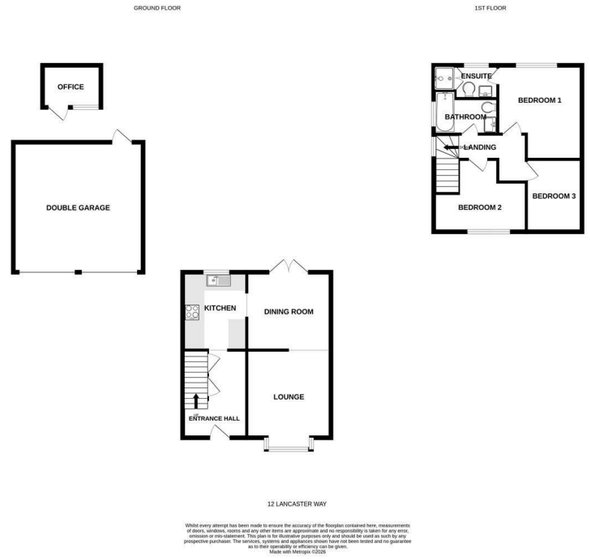
Nestled in the charming village of East Winch, this well-presented three-bedroom detached house on Lancaster Way offers a perfect blend of comfort and modern living.

As you enter, you are greeted by a welcoming atmosphere that flows throughout the home. The master bedroom features an ensuite bathroom, providing a private sanctuary for relaxation. The additional two bedrooms are generously sized, ensuring ample space for family or guests.

The heart of the home is the inviting living area, which seamlessly connects to the dining space, making it perfect for entertaining or enjoying family meals. The well-equipped kitchen is designed for practicality and ease, catering to all your culinary needs.

One of the standout features of this property is the fully enclosed garden, offering a safe and tranquil outdoor space for children to play or for hosting summer gatherings. Additionally, the garden includes a detached office, providing an excellent opportunity for those who work from home or require a quiet space for study.

Completing this delightful home is a double garage and driveway for four cars, offering plenty of storage and parking options. This property is not just a house; it is a place where memories can be made. With its desirable location and thoughtful features, this detached house is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible area.












LOVE


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27.11.2002
Ethan & Lauren
CUDDLES PLEASE