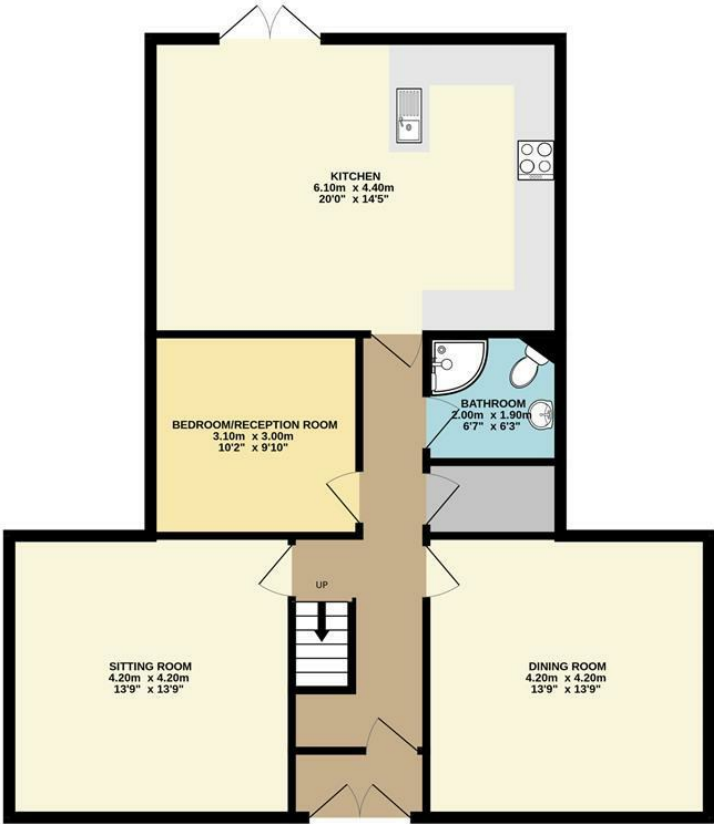


Energy Efficiency Rating

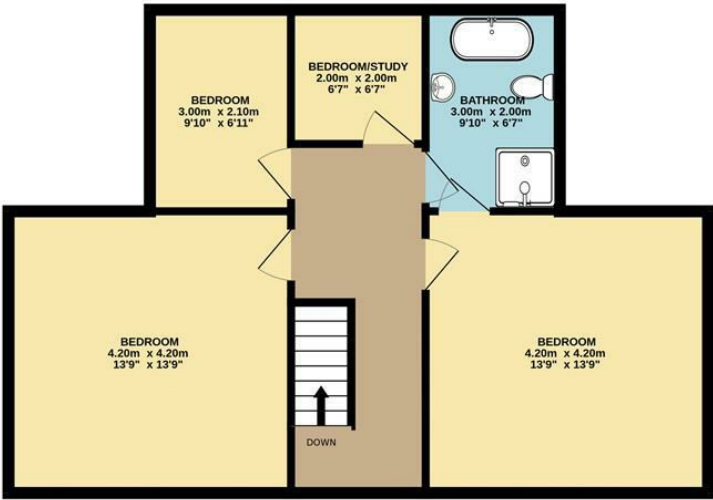
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

GROUND FLOOR  
88.7 sq.m. (955 sq.ft.) approx.



1ST FLOOR  
62.0 sq.m. (667 sq.ft.) approx.



TOTAL FLOOR AREA : 150.7 sq.m. (1622 sq.ft.) approx.

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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West Winch Road | King's Lynn | PE33  
Offers In Excess Of £500,000







abbotFox presents this immaculate, fully renovated and extended, detached family home. Occupying a large plot of approximately 0.3 acre (STMS) this spacious family home, has been thoughtfully improved by the current owners to offer a modern and flexible home. Situated within easy reach of the A47, this home offers a convenience hard to match.

Ground floor internal accommodation comprises; a porch, opening into an inviting entrance hall, shower room, sitting room, dining room, a bedroom/study and a stylish open plan kitchen/family room with bi-fold doors opening up on to the rear garden. The first floor offers four bedrooms and modern fitted four-piece bathroom.

Externally, the generous plot, offers ample off road parking, leading to a generous well-tended rear garden which is mainly laid to lawn, with a brick-weave courtyard which could also be used as further parking and there is also a large timber workshop/garage. A rare opportunity for any growing family, an internal viewing comes highly recommended.

