





Wilson Drive, East Winch, King's Lynn, PE32 1NX

william h brown

welcome to

Wilson Drive, East Winch, King's Lynn

William H Brown are delighted to offer to market this beautifully presented three bedroom detached home, located in the popular village of East Winch. Featuring a superb kitchen/diner with bi fold doors to the wonderfully maintained rear garden, viewing is highly recommended!













Accommodation:

Entrance Hall
Double glazed door. Under stair storage cupboard.

Lounge
20' 9" x 10' 9" (6.32m x 3.28m)
Double glazed French doors to the rear. Double glazed window to the front. Television point. Two radiators.

Kitchen
13' 8" x 15' 6" (4.17m x 4.72m)
Fitted with wall and base units with worksurface over. Sink with drainer. Electric hob and double oven. Integrated dishwasher and fridge/ freezer. Bifold doors to the rear garden. Radiator.

Utility / Wc
8' 1" x 6' 4" (2.46m x 1.93m)
Wash hand basin. W.C. Space and plumbing for washing machine and tumble dryer.

First Floor Landing

Bedroom One
10' 8" x 9' 7" Plus Wardrobes (3.25m x 2.92m Plus Wardrobes)
Double glazed window to the rear. Radiator.

Bedroom Two
10' 3" x 8' 10" (3.12m x 2.69m)
Double glazed window to the rear. Built-in wardrobe. Radiator.

Bedroom Three
9' 10" x 6' 6" (3.00m x 1.98m)
Double glazed window to the front. Radiator.

Bathroom
Wash hand basin. W.C. Bath with overhead shower. Heated towel rail. Storage cupboard. Double glazed window to the side.

Outside
Ample off road parking to the front of the property with laid to lawn area.

Fully enclosed laid to lawn rear garden with paved patio seating area. Storage shed.

Agents Note
Property is LPG gas heating.

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- Detached 3 Bed Family Home
- Open Plan Kitchen/ Diner
- Modern throughout
- Utility Room/ WC
- Off Road Parking

Tenure: Freehold EPC Rating: D
Council Tax Band: C

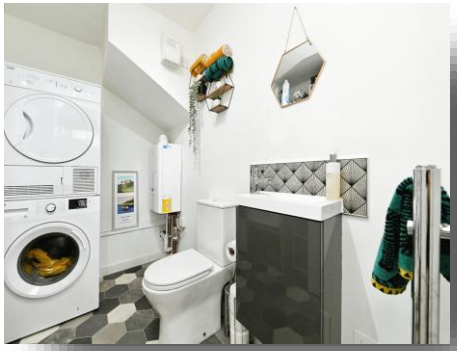
offers in excess of

£290,000



Ground Floor First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com









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The Property Ombudsman

Property Ref:
KLN118550 - 0009

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