

LANDLES



"Hillcrest" | 7 Gravelhill Lane | West Winch

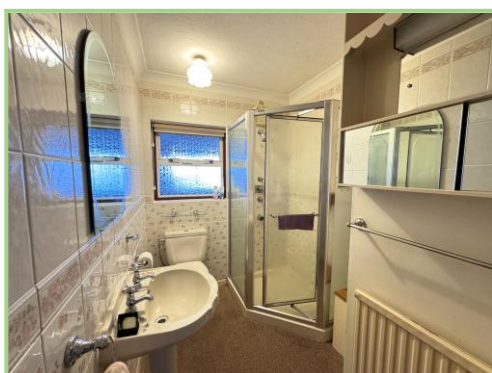


The 3 bedroom detached bungalow offering well configured accommodation and boasting a generously proportioned, South facing rear garden in the popular village of West Winch – convenient for access to all local amenities.

No Onward Chain.

Purchase Price £295,000

Folio: G/437ss



- Entrance Hall
- Living Room
- Kitchen
- Dining Room
- Conservatory



- 3 Bedrooms
- Shower Room
- 23' Garage with Electric Roller Door
- South Facing Rear Garden & Driveway
- No Onward Chain

West Winch is a substantial village situated around 3 miles to the South of King's Lynn accessed via the A10 trunk road. Benefitting from various local amenities, the village provides a convenience store, Post Office, primary school, social club and St Marys Church. A further range of amenities including national retailers and supermarkets can be found on the nearby Hardwick Retail Park and in King's Lynn town centre, both around only a short drive away. There are good transport links in and out of the area by rail and road. The Hardwick interchange gives access to the A47 to Norwich and Peterborough, A10 to Ely and Cambridge and the A149 to the renowned Norfolk coastline with wide sandy beaches, chalk cliffs of Hunstanton and Royal Sandringham with acres of parkland. For those requiring connections to London, King's Lynn railway station benefits from regular services into Kings Cross via Ely & Cambridge. The town of King's Lynn, once part of the Hanseatic League, is enriched with history with two impressive market squares, customs house and delightful quayside with eateries. Offered to the market with No Onward Chain, **7 Gravelhill Lane** is a 3 bedroom detached bungalow offering in excess of 1,100sq.ft. of well configured internal accommodation. The principal living areas are positioned at the rear of the bungalow to take advantage of the bright, South facing aspect and to enjoy views over the generous gardens. Having been well maintained, there is a vegetable growing area towards the bottom of the garden, paved patio area off the conservatory and an array of garden sheds affording ample storage. The front of the property is equally presented with a low walled frontage and patterned concrete driveway with raised planting borders providing off road parking for a couple of vehicles.

Viewing is highly recommended.

Entrance Porch With wood & glazed entrance door, tiled floor, wood & glazed door to;

Entrance Hall With radiator with TRV, loft hatch, skirting & coving.

Rear Entrance Hall With glazed entrance door into the Garage, airing cupboard housing hot water cylinder & programmer, oil fired boiler, radiator with TRV and BT telephone point.

Living Room 20' 1" x 11' 11" (6.12m x 3.63m)

With large window overlooking the garden, fireplace with electric fire, stone surround & tiled hearth, 2x radiators with TRV's, points for wall lights, television aerial point, skirting & coving.

Kitchen 15' 5" x 11' 11" (4.7m x 3.63m)

With fitted wall & base units, tiled worksurfaces, 2½ bowl sink with monobloc tap, integrated electric oven, integrated electric 4 ring hob with extractor above, plumbing & space

for a washing machine, undercounter fridge, undercounter freezer, tiled floor, 2x radiators with TRV's, skirting & coving. Open to;

Dining Room 11' 11" x 9' 1" (3.63m x 2.77m)

With radiator with TRV, television aerial point, skirting & coving. Sliding door to;

Conservatory 11' 5" x 11' (3.48m x 3.35m) (max)

With tiled floor, panelled ceiling and sliding door to the garden.

Bedroom 1 10' 11" x 9' 11" (3.33m x 3.02m)

With radiator with TRV, skirting & coving.

Bedroom 2 10' 6" x 8' 6" (3.2m x 2.59m)

With radiator with TRV, skirting & coving.

Bedroom 3 10' 6" x 9' 3" (3.2m x 2.82m)

With radiator with TRV, skirting & coving.

Shower Room With low level WC, pedestal hand basin, corner shower cubicle with thermostatic shower and glazed screen/door, tiled walls, extractor, radiator with TRV, skirting & coving.

Garage 23' x 15' 2" (7.01m x 4.62m)

With electric roller door, personnel door to rear garden, lighting & power.

Outside The rear of the property enjoys a bright South facing aspect with a generously proportioned garden mostly laid to lawn with some planted borders. There is an area at the bottom of the garden which has been utilised as a vegetable garden and there are various sheds affording ample storage. Off the conservatory there is a paved patio area with pathway leading down both sides of the bungalow. At the front, there is a patterned concrete driveway affording off road parking with raised planting border access and walled boundary.





Gravelhill Lane, West Winch, King's Lynn, Norfolk PE33 0QG

Total Area Approx: 1179 ft² ... 109.5 m² (excluding garage)

Illustration for identification purposes only. All measurements are approximate and not to scale.



Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services Mains water, electricity & drainage are understood to be available. Oil Fired Central Heating. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "B" with a current annual charge of £1,875.23, 2026/2027.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

PRS Property Redress Scheme

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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