

SOWERBYS

Norfolk Property Specialists



222 Main Road

West Winch, Norfolk, PE33 ONP

Asking Price of £250,000



Viewing by appointment with our

King's Lynn Office 01553 766741 or kingslynn@sowerbys.com



222 MAIN ROAD

Calling all developers and budding DIYers! For those who are looking to put their stamp on a property this four bedroom bungalow could be the perfect project. Sitting on a good size plot with generously proportioned rooms, the property has great potential and is being offered for sale chain free.

From the central front door the entrance hall gives access to all four bedrooms, the sitting/dining room, the kitchen and the family bathroom. The kitchen/breakfast room to the front includes a range of fitted base and wall units, a built in pantry and space for a table and chairs. The generous dual aspect sitting/dining room is bright and airy with two sets of patio doors and a fireplace as a focal point.

Towards the rear of the property are four good size bedrooms and the family bathroom. The principal bedroom is particularly generous, is fitted with a range of wardrobes and has a door opening to the conservatory, which in turn opens to the rear garden.

The generous plot wraps around the property and is easily maintained. To the front of the property a gravel drive leads to the garage and provides ample off street parking space for several vehicles. The rear garden is fully enclosed and is mainly laid to lawn, complemented by a patio seating area and mature shrubs.



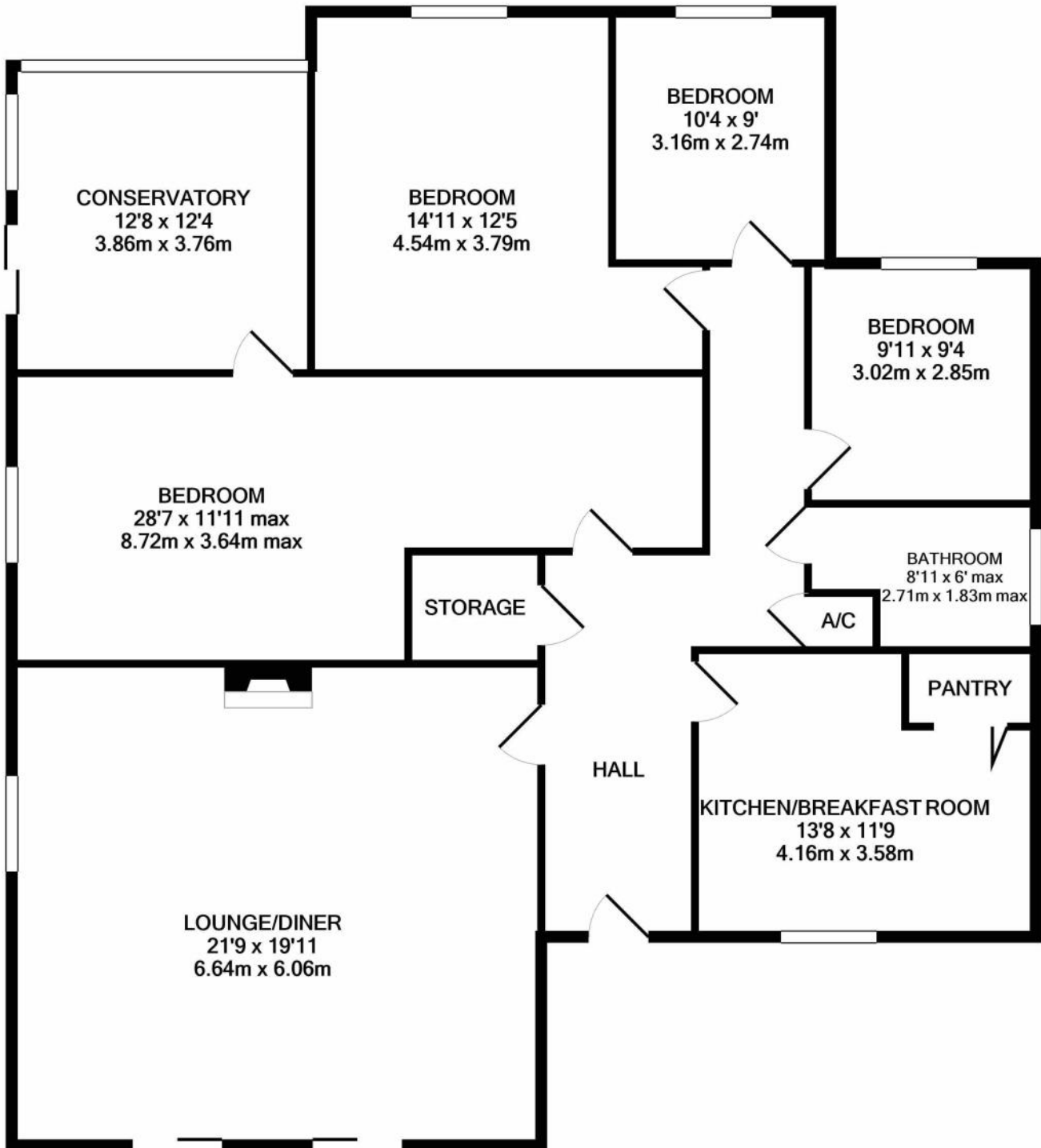
KEY FEATURES

- Detached Bungalow in Generous Plot
- Four Double Bedrooms
- Spacious Sitting/Dining Room
- Kitchen Breakfast Room
- Conservatory Opening to Garden
- Excellent Potential to Update
- Ample Off Road Parking Space
- Low Maintenance Rear Garden
- No Upward Chain









TOTAL APPROX. FLOOR AREA 1681 SQ.FT. (156.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

West Winch is a few miles south of King's Lynn. The village is well-served and boasts a popular social club offering both a bar and function room and sporting facilities such as tennis courts, football pitch and bowls green. There are takeaways and a hairdressers in the village, along with a post office and store. King's Lynn has the redeveloped and pedestrianised Vancouver Shopping Centre. The town has good schools, the Queen Elizabeth II Hospital and there are large and small supermarkets and many superstores. There are restaurants, a ten-pin bowling alley, swimming pool, library, and a cinema. The Sandringham Estate is about five miles away with attractive walks through Sandringham Woods. Slightly further away is the North West Norfolk Coastline with its beautiful long, sandy beaches. For the golfer there are courses in King's Lynn and Middleton and on the coast there are the challenging links courses of Hunstanton Golf Club and The Royal & West Norfolk Golf Club at Brancaster. There is a mainline link via Cambridge to London King's Cross - approx. 1hr 40 mins.

SERVICES CONNECTED

Mains electricity and water.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 5032-2227-6100-0805-4292

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

AGENT'S NOTE

The property is freehold.

Viewing by appointment with our King's Lynn Office:
1 King Street, King's Lynn, Norfolk, PE30 1ET
01553 766741 • kingslynn@sowerbys.com



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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