



THE STORY OF

Olympus

West Winch, Norfolk

SOWERBYS



THE STORY OF

Olympus

6 Beech Crescent, West Winch, Norfolk
PE33 0PZ



Spacious Accommodation, Ideal for Entertaining

Open Plan Kitchen/Dining/Sitting
Room with Log Burner

Bi-Folding Doors to Rear Garden

Study and Reading Room

Four Double Bedrooms

Bathroom and Two Shower Rooms

Off Road Parking Space

Enclosed Rear Garden

Superb Views of The Common

Great Walks Nearby



SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“...a spacious family home, designed
for entertaining.”

Backing on to the common, this four
bedroom home offers the peace and
quiet, perfect for engulfing family living.

During ownership the vendors have
extended the property to the rear, and
also part of the double garage has been
converted. The design was carefully
thought through in order to enhance the
stunning views over the garden, whilst
making sure that the entire family has
plenty of space to gather together.

Built on the grounds of the original farm,
Olympus is a well presented family home.
Alongside its well-considered design,
its location on a quiet lane provides a
feeling of safety and security. With good
schools on the doorstep as well as parks
and countryside walks, this property has
the perfect balance between and town and
village living.



The open plan kitchen/diner leading to the sitting area, which was added a few short years ago, have created a great environment to socialise. The kitchen island cleverly unites the family whilst dinner is under way and for busy summer weekends, the bi-fold doors seamlessly connect the inside with the outside. The study and adjacent reading room are perfect for working from home, but could also offer the option of a fifth bedroom.

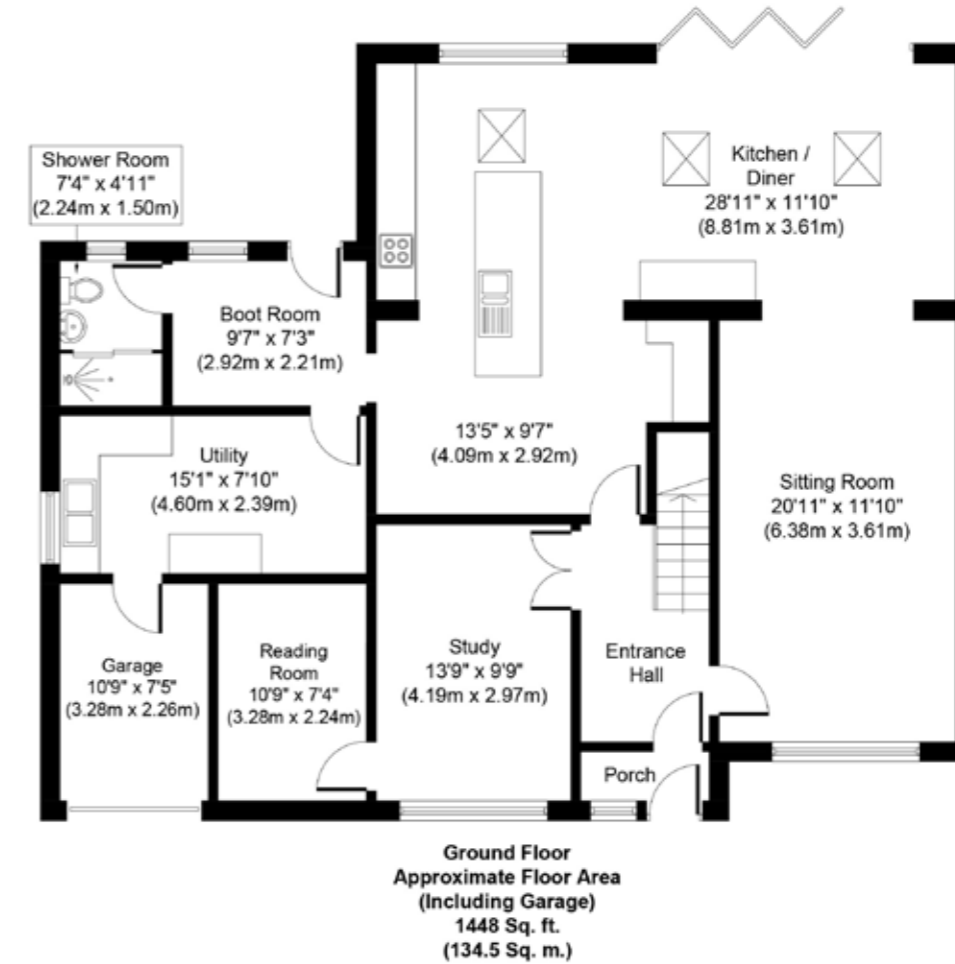
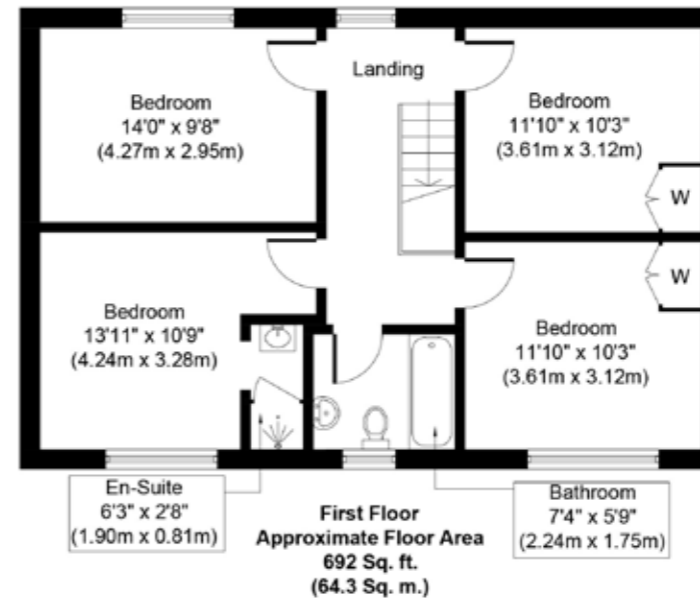


The four bedrooms are well proportioned and like the rest of the property are presented in a superb manner. With an en-suite as well as a family bathroom, this property has got all the best ingredients to create the ideal family home.

The outside space is designed to be of low maintenance whilst the original brick wall dividing the garden from the common land adds character and charm.

Olympus is a noteworthy example of a property designed to take full advantage of its safe and quiet neighbourhood, whilst providing a true balance between town life and village life.





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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



West Winch

IN NORFOLK
IS THE PLACE TO CALL HOME



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.



Note from the Vendor



“We love the open views over the garden to The Common beyond...”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0390-2191-9150-2492-0611

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.

TENURE

Freehold.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL