



THE STORY OF

14 Row Hill

West Winch, Norfolk

SOWERBYS

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14 Row Hill

West Winch, King's Lynn,
PE33 0PE

Detached Family Home

Four Bedrooms

Family Bathroom and En-Suite to Principal Bedroom

Three Reception Rooms

Versatile Accommodation

Twin Garage and Off Road Parking

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“A traditional and versatile family home.”

Constructed with a Tudor-style influence 14 Row Hill has characterful and commanding elevations over a generous footprint, which offers a great deal of flexibility and scope.

To the ground floor, the layout delivers a superb balance between open-plan spaces such as the kitchen / breakfast room and the separate dining area, study, and sitting room; affording the ability to separate day-to-day family life with

homework on the table and casual social gatherings with friends for coffee and a catch-up, with more traditional or perhaps even seasonal events where the table is laid for the occasion.

However, these additional reception rooms could easily be utilised for a multitude of other purposes, such as playrooms, home offices or snug retreats to escape the hustle and bustle of a busier household.



The well-proportioned sitting room stretches the full depth of the property. With a feature fireplace and french doors to the rear, this is once again a fabulously social space for year-round use. At the far end double doors connect with the aforementioned dining room, allowing each to be further extended into the other. Combined, these are cosy spaces for snuggling up in the evenings in cooler seasons, or ideal to open-up for entertaining in the summer months.



A utility space off the kitchen is great for containing mess, perhaps following a walk with the dog out across the common or a run around with the children at the playpark.

To the first floor are four generous bedrooms; three with built-in wardrobe space, whilst the principal bedroom also benefits from its' own en-suite shower room. All have use of a family bathroom with shower over the bath.



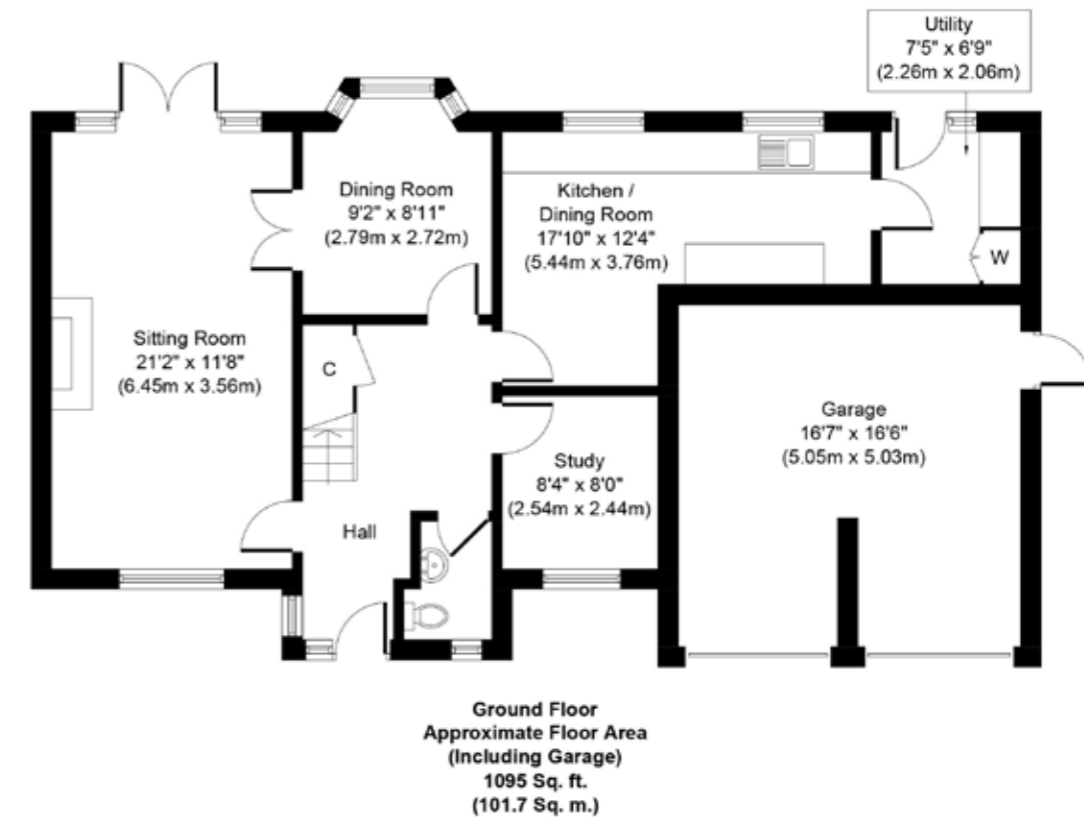
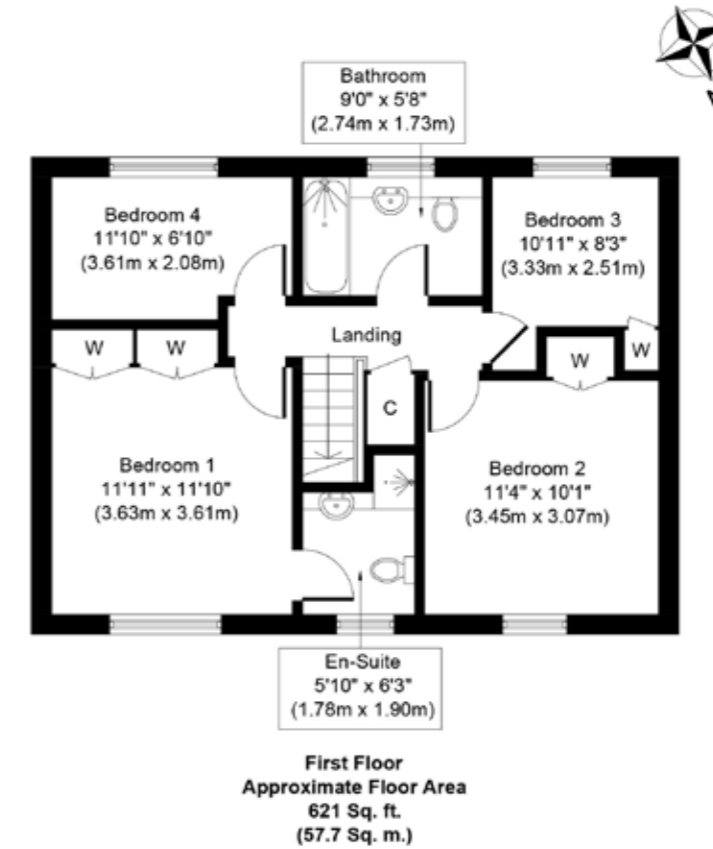


Outside, the frontage has off road parking for multiple vehicles, in addition to a twin garage.

To the rear is a wonderfully colourful and meticulously maintained garden, largely laid to lawn with surrounding beds of flowers, shrubs and border hedges. This is a delightfully private space with a large patio stretching the full width of the property, lending itself superbly for entertaining family and friends with BBQs and drinks in the sunshine.

“...a delightfully private space...”

A well-rounded and fantastically located residence within easy reach of both local amenities and those in the neighbouring historic market town of King’s Lynn.



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.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest

surviving medieval guildhall, today a vibrant arts centre. The town also has good schools, a swimming pool, ten-pin bowling alley, the Queen Elizabeth II Hospital and there are various supermarkets and superstores.

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 and West Norfolk Golf Club at Brancaster.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route.



A historic photograph of King's Lynn town.



SERVICES CONNECTED

Mains water, electricity, drainage and gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0443-2870-7917-9326-1365

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.

AGENT'S NOTE

The property is subject to a number of covenants, please contact the office and speak with an agent for further information.

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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