



THE STORY OF

45 Hall Lane

West Winch, Norfolk

SOWERBYS



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45 Hall Lane

West Winch, King's Lynn, Norfolk
PE33 0PJ

●
Sold Chain Free

Five Bedrooms

Three Reception Rooms

Kitchen/Breakfast Room

Walk-In Dressing Room
and En-Suite to Principal Bedroom

Mature and Enclosed Rear Garden

Double Garage and Ample Off-Road Parking

Easy Access to the Norfolk Coast and
Direct Links to Norwich and Cambridge

Quiet Location

Spacious Inside and Out

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“Living here has gifted a very comfortable lifestyle. The kitchen/breakfast room is perfect for cooking and serving.”

Having started life as the main show home on this development, 45 Hall Lane is certainly one of a kind. Now that it is a few years down the line, with the same owner, the time has come for someone else to make this house their forever home.

The property sits well within its plot and there is space for a growing family,

providing a comfortable lifestyle. At the heart of this home is the kitchen/breakfast room – the current owner describes it as perfect for cooking and serving but also a bright and airy space. For the more formal occasions, a separate dining room will entertain your guests in style.





The sitting room is a very well-proportioned space, flooded with natural light. The gas installed fire offers a welcoming sense of comfort to this room, creating the perfect setting to retreat to on winter nights.

“So much of the house is bright and airy.”

An ever-useful ground floor study provides a separate area if your job requires you to work from home.





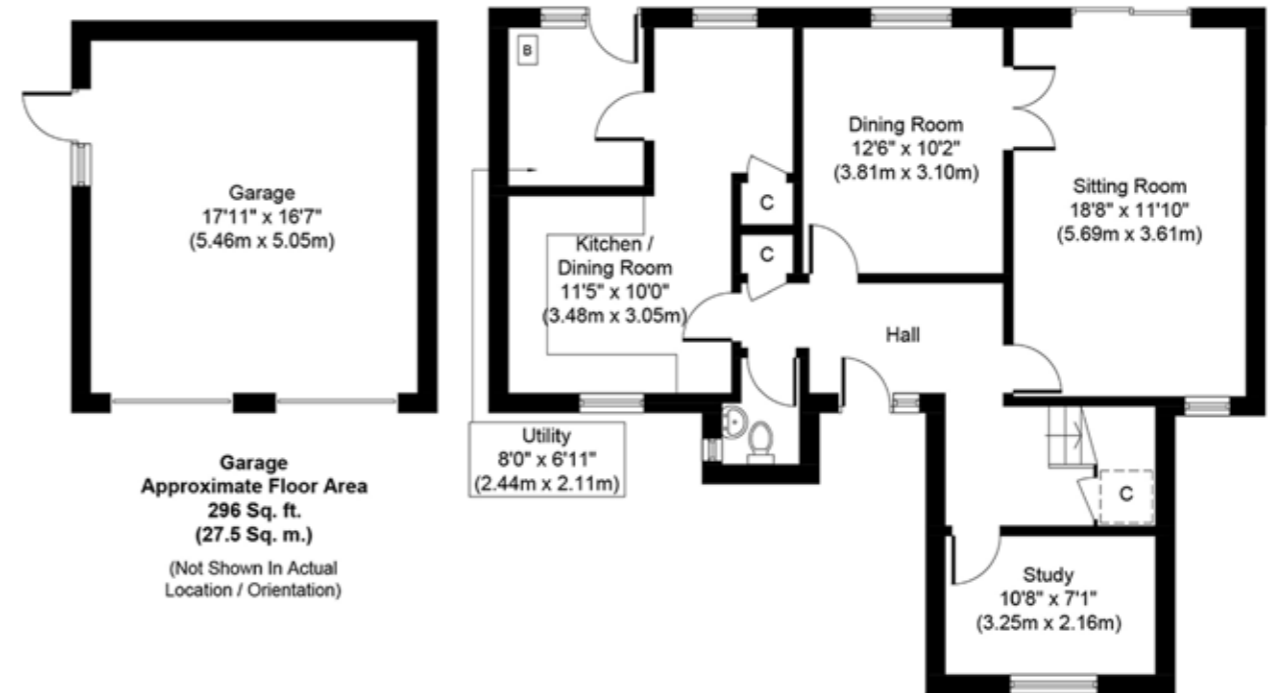
Upstairs, the five bedrooms and large bathroom will provide for a growing family - or allow guests to stay. The principal bedroom offers a walk-in dressing room and an en-suite shower room.

The outside space has matured over the years and is of low maintenance; with a double garage, ample off-road parking to the front and a fully enclosed private rear garden.

Sold chain free, 45 Hall Lane is ready to meet its new owners.



“One of my favourite spots in the house is the fabulous dressing area within the first bedroom.”



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.



Note from the Vendor



"I've found living here to be elegant, luxurious and homely."

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0360-2634-7210-2392-0045

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.

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