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THE STORY OF
59 Hall Lane

West Winch, Norfolk

SOWERBYS

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59 Hall Lane

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

Four Bedrooms

Double Garage

Three Reception Rooms

Private Garden

Off-Road Parking

Local Amenities

Nearby Market Town

Great Access by Road, Rail and Bus Links

SOWERBYS KING'S LYNN OFFICE

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“We have lived here for 36 years and coming here gave us more space and a welcomed slower pace of living.”

First impressions of this home are encapsulated superbly in the attractive frontage and immediate surroundings which see it nestled amongst other properties of a similar style and yet it stands out for its individual merits.

Set back from the road, the property sits commandingly within a generous plot, allowing ample off-road parking for multiple vehicles in addition to the much desired double garage which fabulously finishes off its overall appearance.



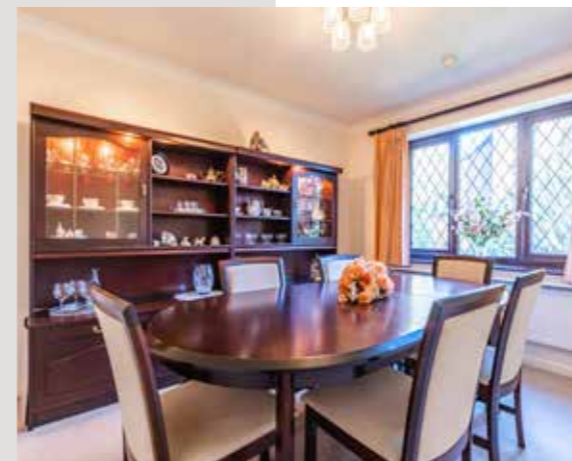
To the ground floor the initial entrance hall provides comfortable room to welcome guests, including a handy cupboard for outer layers and footwear.

Moving through to the sitting room and focus is drawn to both the feature fireplace and french doors which open to the garden, making this a wonderful spot throughout the day and in all seasons for entertaining - or simply relaxing with a cup of tea whilst observing the comings and goings of feathered friends.

A central dining room could be utilised as such or for a multitude of additional purposes such as a snug, playroom or hobby room. Once again the views over the garden complement and accentuate the space.

The kitchen, although dated, is well cared for and wonderfully functional being bright and well-equipped with wall and base units, complete with elevated oven and grill.

A third reception room lends itself fabulously to being a home office, study - or once again, a playroom for youngsters.

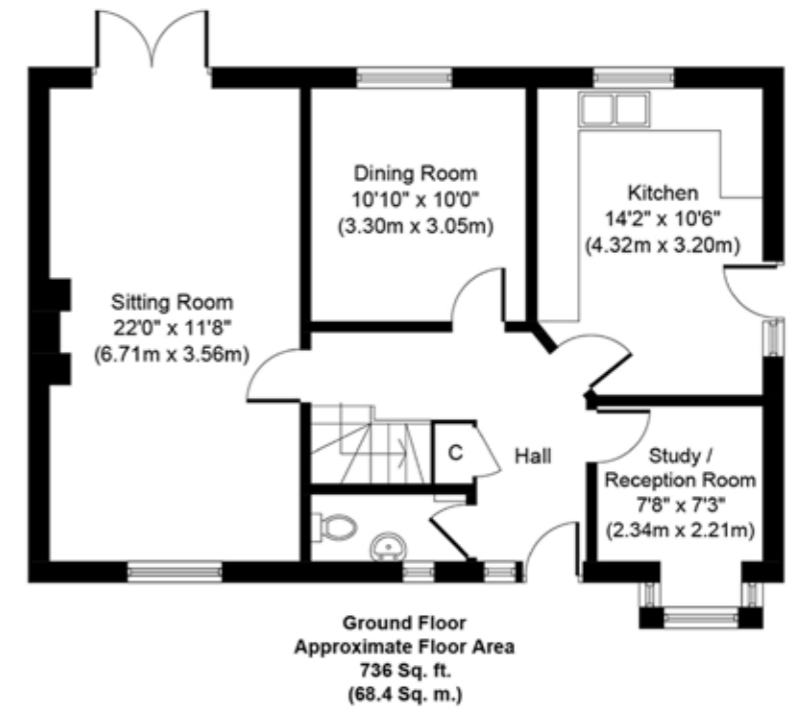
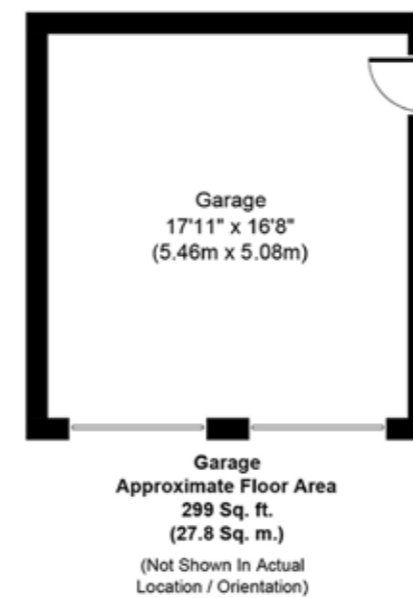
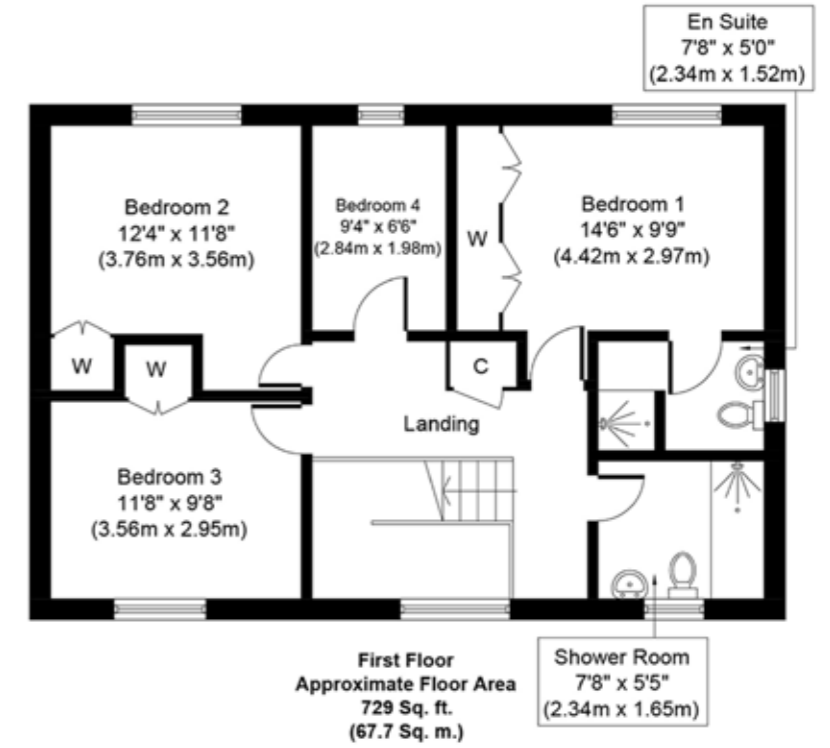


Upstairs are four bedrooms, three of which are good sized doubles with the principal enjoying both built-in wardrobes and an en-suite shower room. All have use of a family bathroom.

Outside the impressively private garden has a variety of planting and retreats to explore, including open lawn, patio and even at one time, a vegetable patch for home grown produce.

A slice of Norfolk, whether it be taking the dog for a walk on the common, running the children up to the park for some fresh air or taking a trip into King's Lynn for a coffee with friends and a roam around the shops - there is an abundance on offer from town, coast, and country.





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 love the lounge. You can watch the birds, or even a hedgehog, through the patio doors."

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 2411-7026-8531-1460-5281

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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SOWERBYS



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