



THE STORY OF

4 Beech Crescent

West Winch, Norfolk

SOWERBYS

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4 Beech Crescent

West Winch, Norfolk,
PE33 0PZ

Detached Bungalow

Four Double Bedrooms

En-Suite, Wet Room and Family Bathroom

Bright and Airy Lounge Which Opens
to a Spacious Conservatory

Kitchen/Dining Room

Off-Road Parking and Garage

Quiet and Peaceful Location

Private Rear Garden Backing onto the Common

Utility Room Adjoining the Kitchen

Lovely Walks on the Doorstep

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“Backing onto the common, the garden is a wonderful place to spend time with family.”

A bespoke design by the current owners, 4 Beech Crescent was cleverly planned to be a more accessible modern family home. Offered to the market for the first time, and located pleasantly within the village, this attractive and versatile home overlooks the common.

On entering the hallway, a wide entrance hall immediately delivers a welcoming

sense of space that continues throughout the home.

Natural light floods into the sitting room, which is tastefully decorated and is homely in its offering, with a gas fire and wooden floors. The sitting room then gently guides you into a west-facing conservatory, a calm and enjoyed space with views over the manicured garden and common beyond.





The kitchen and separate dining room are both rooms of impressive proportions. Chefs can showcase their culinary skills while guests relax in the dining room, only an archway away.

Moving to the front of the property, one will find the sleeping quarters and the family bathroom. All of the bedrooms are double in size, three including built-in wardrobes, and there is an en-suite shower room to the principal bedroom. There is also a wet room en-suite to bedroom three, specially designed to cater for someone with restricted mobility.



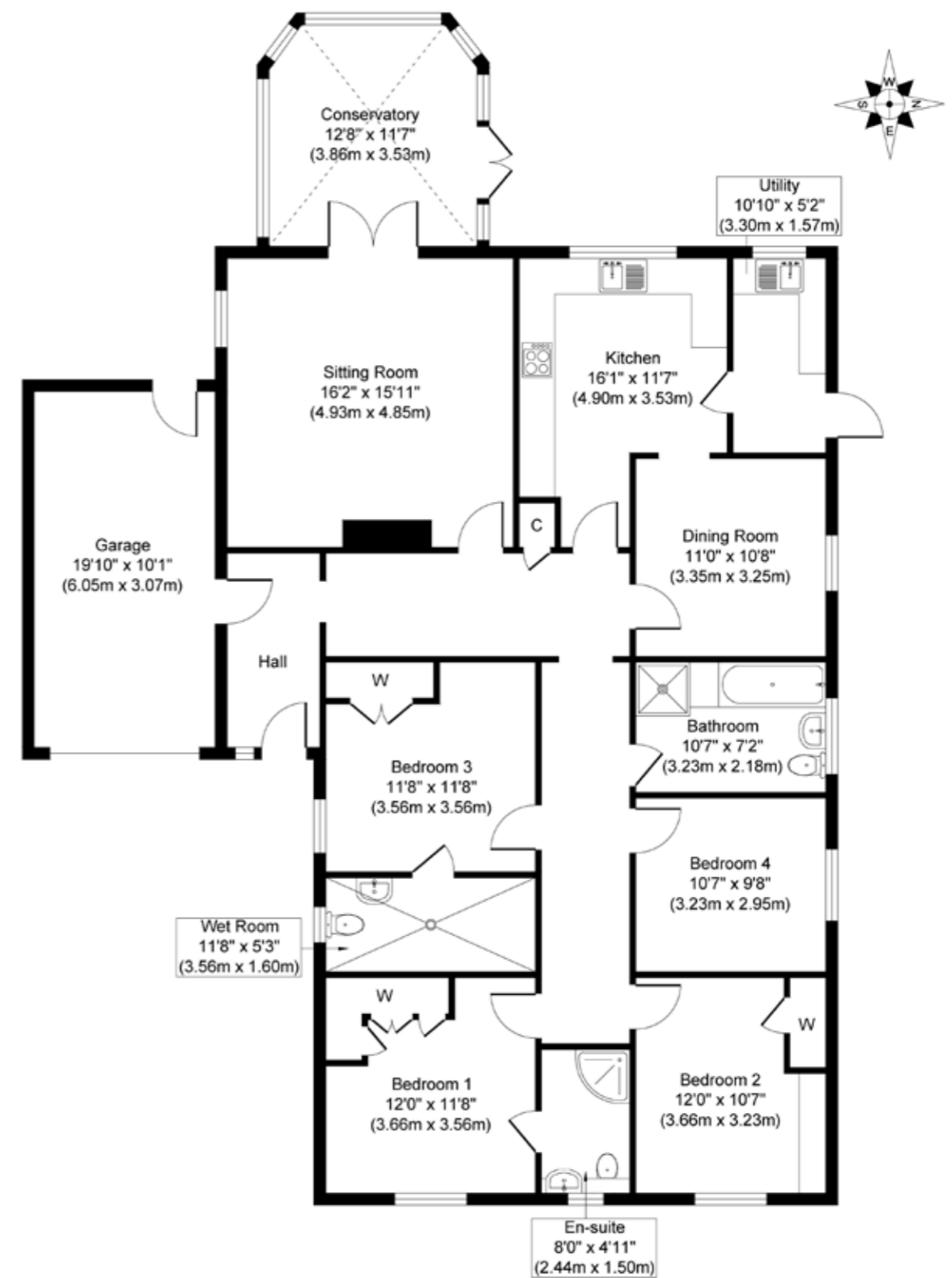
The outside space is a true oasis; sitting in the back garden is so peaceful. Lose track of time while watching the cattle roaming the common, that provides a delightful backdrop to the beautifully kept garden. Mature shrubs and flower beds add plenty of colour to this space, whilst the patio area will come as a proper treat for spending time with family and friends or whiling away the hours.



To the front of the property, a block paved driveway gives access to the single garage and provides ample parking space for a number of vehicles.



A loving family home for over 24 years, 4 Beech Crescent is being offered for sale in pristine condition and is ready to move right into.



Approximate Floor Area
1959 sq. ft
(181.99 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 or tenant. 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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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 Sowerbys



West Winch Common

“There are lovely views over the common, and great walks - right behind the home.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:-7600-2945-0322-3224-3573

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.

LOCATION

What3words: ///herb.ears.vague

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SOWERBYS



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