



THE STORY OF

13 Pine Tree Chase

West Winch, Norfolk

SOWERBYS

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West Winch, Norfolk,
PE33 0QQ

Newly Refurbished and Extended

Detached Bungalow

Three/Four Bedrooms

Principal Bedroom with En-Suite

Sensational Kitchen/Dining/Family Room

Utility/Boot Room

Integral Garage

Located in a Cul-de-Sac

Rural Village with Amenities

Great Transport Links

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“...we feel safe and secluded in our quiet, hidden corner of the cul-de-sac.”

Recognising its potential, the current owners purchased 13 Pine Tree Chase with a view to creating their first family home, and it is fair to suggest that their imagination and dedication has resulted in an impressive transformation, the full extent of which is not immediately apparent from the road.

The sleek yet subtle alterations to the frontage deliver great curb appeal, providing a tantalising hint of what is to be discovered beyond. Step over the threshold and the initial corridor widens ahead, once again framing just a snippet

of the fantastic additions to be revealed, and the space afforded by these changes.

Spanning the entire width of the home is the newly created and truly sensational kitchen/dining/family room, the pièce de résistance. A superbly spacious and brilliant bright place for everyone to gather; whether it be day-to-day living, or for entertaining, this is an enviable showpiece. A combination of french doors, picture windows and roof lights create gentle division without overly defining each zone.

A well-equipped and cleverly proportioned kitchen has an integrated oven, hob, fridge/freezer, dishwasher and breakfast bar. Its positioning at one end keeps it set apart without being isolated, remaining safe but sociable for a busy household. The neighbouring utility room is brilliantly located for access from the integral garage or side door, helping to keep mucky boots, washing and the general workings contained. There is no compromise on finish in here and this is completed by a built-in storage seat, making great use of every inch.

Another example of the care given to the layout is the inclusion of a study. This is a master stroke which gives the ability to keep an eye on all that is going on around, whilst creating a sanctuary to focus – particularly useful in an era where working from home is increasingly popular.





Two initial bedrooms are comfortable doubles, with the largest having once been the living room, and the separation from the main living area is great for both family and visiting guests. A third area has the flexibility to be closed off and utilised as an extra bedroom/snug or opened up to be incorporated within the larger open-plan format. All rooms have use of a sumptuous bathroom with over bath shower.

Our journey through the home concludes with an exquisite principle bedroom with en-suite shower room and french doors to the garden. Once again, this is neatly divided from the main space for extra privacy, and enjoys great views of the garden, brilliant for a summer evening or even a drizzly morning to sit snuggled up, away from the elements.

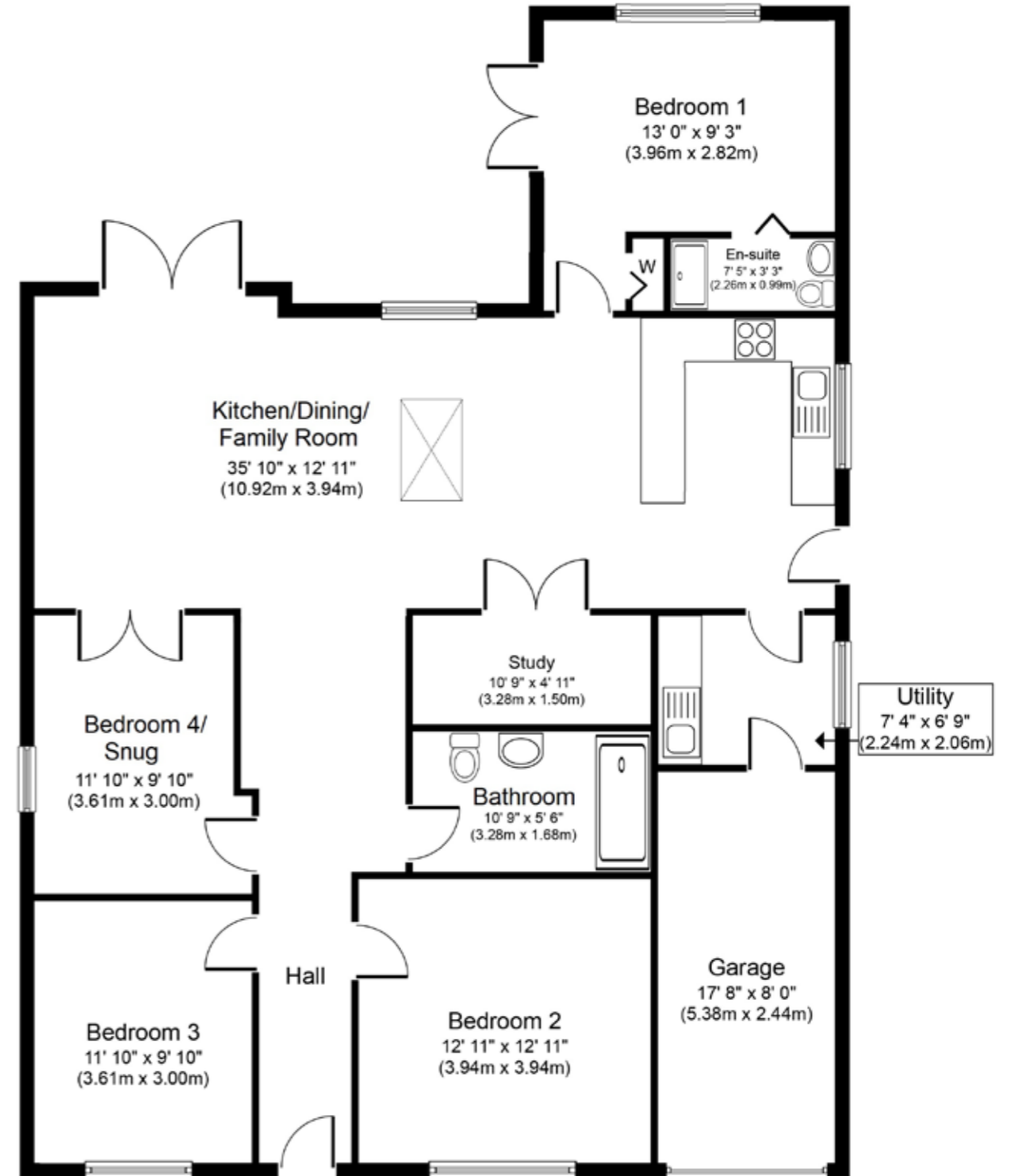


Outside it becomes immediately apparent how the extension has not come at the sacrifice of a fantastically comfortable garden. This has been kept to low maintenance with a gravel seating area that blends from the two sets of aforementioned french doors out to the lawn.

There is an impressive display of design and workmanship, both internally and externally, culminating in an admirable home that more than meets the demands of modern living.



“...we especially loved the opportunities the large garden has given us.”



Approximate Floor Area
1570 sq. ft.
(145.8 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 the Vendor



The open-plan living space helps the family to feel connected.

“Our first home, the property allowed us to build our futures, with the space to start a family.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating, with underfloor heating to the kitchen/dining/family room and bedroom one.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 0719-3026-9205-2127-5200

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

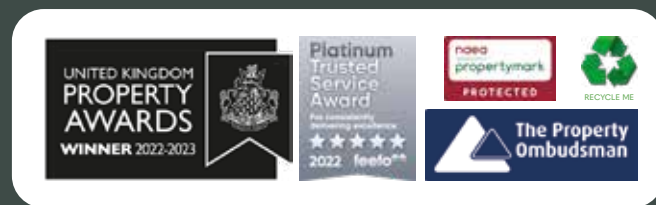
What3words: ///trip.highs.enjoys

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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