



THE STORY OF
27 Gravelhill Lane

West Winch, Norfolk

SOWERBYS

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27 Gravelhill Lane

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

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Guide Price: £500,000 to £550,000

Detached Executive Style Home

Spacious Sitting Room and a Gas Fireplace

Kitchen/Breakfast Room

Separate Formal Dining Room

Ground Floor and First Floor Bathrooms

Four Double Bedrooms with Built-In Wardrobes

Private, Mature and Well-Established Rear Garden

Outside Home Office, an Ideal
Workspace, Gym or Workshop

Double Garage and Off-Road Parking

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“This is our spacious, homely and bright property - one which has gifted us the chance to be part of a great community.”

For the past 37 years, 27 Gravelhill Lane has served as a cherished home, where a family has been raised and countless happy memories forged.

This detached property has additionally been more than just a much-loved residence, but also functioned as the base for a thriving holiday business - with the current owner operating from a purpose-built office in the back garden.

Upon entering through the brick pillars

which flank the driveway, a sense of exclusivity and sturdiness immediately permeates the surroundings. Stepping into the reception porch, one is greeted by a palpable feeling of spaciousness, which only grows as you explore further into the home.

A genuine sense of homeliness pervades every corner, with the sitting room exuding brightness and airiness, complemented by the comforting ambiance of a gas fireplace.



Towards the rear of the property lies the kitchen/breakfast room, featuring a charming serving hatch leading to the separate formal dining area. The kitchen boasts ample amenities, including a range of base and wall units, along with a generous workspace for culinary enthusiasts to showcase their skills. Meanwhile, the adjacent dining room is ideal for hosting family gatherings and entertaining visiting guests.



Rounding off the ground floor is the utility room and a convenient ground floor bathroom.





Ascending to the upper level, a bright landing grants access to four spacious bedrooms and a family bathroom. All bedrooms are generously sized doubles, complete with built-in wardrobes, with the principal bedroom offering the added convenience of an en-suite sink.

Outside, the property reveals itself as a veritable oasis. A sweeping driveway to the front provides access to the double garage and ample off-road parking spaces. Meanwhile, the rear garden is a true gem, featuring a decking area perfect for enjoying summer days, a sprawling lawn catering to all ages, and an allotment at the back fulfilling the desires of gardening enthusiasts.

For those wanting to work from home, the purpose-built office in the back garden is equipped with power and light, ready for immediate use. Whether utilised in a different manner - as a gym, workshop, or workspace - this versatile space caters to various needs.

With its warmth, ample space, and inviting ambiance, this lovingly maintained home, situated on a substantial plot, awaits the opportunity to become a new custodian's forever home.



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



Enjoy the sands of Hunstanton's beach in less than a half-an-hour's drive.

“We've loved being able to explore the coast.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///places.warrior.noun

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