

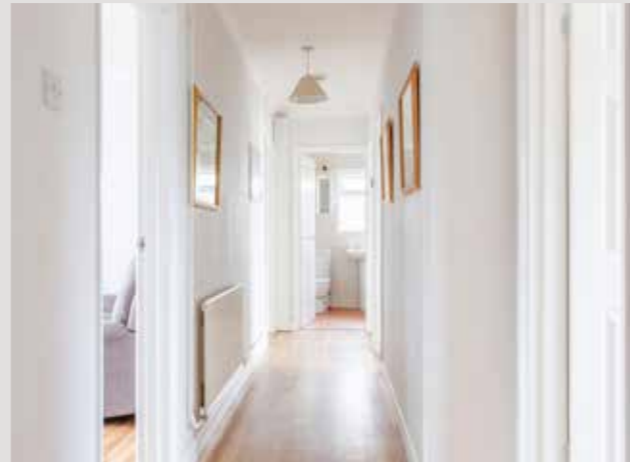


THE STORY OF

# 1 Hall Lane

*West Winch, Norfolk*

**SOWERBYS**



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# 1 Hall Lane

West Winch, Norfolk  
PE33 0PJ

●  
Detached Four Bedroom Bungalow

Kitchen/Breakfast Room, Multiple  
Reception Rooms and Conservatory

Family Bathroom and En-Suite to Principal Bedroom

Landscaped Front and Rear Garden as  
well as Super Village Location

Sold with No Onward Chain

●

Over the past eight years, 1 Hall Lane has served as a cherished family home. Our sellers have extended the property, adding a spacious principal bedroom with a much-desired en-suite, perfectly aligning with their lifestyle needs.

The layout of the home offers a seamless flow, with living spaces thoughtfully positioned apart from the sleeping quarters. The heart of the home is the kitchen, serving as a central hub, complemented by two additional reception rooms. The conservatory, adjacent to the dining area, is a favoured spot for morning coffees and family

gatherings.

After completing daily tasks, the separate sitting room provides an inviting space for relaxation before retiring to the bedrooms.

The sleeping arrangements include four bedrooms, three of which are generously sized doubles. The extended principal bedroom boasts a sense of spaciousness, enhanced by its well-appointed en-suite. The rear bedroom, currently utilised as an office, features french doors leading to the garden, offering a seamless transition between indoor and outdoor living.

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Outside, the property is designed for minimal maintenance. A driveway, carport, and double garage at the front provide ample parking, while lawn and flower beds soften the exterior. The rear garden offers a blank canvas, with a sizable patio for summer barbecues, a lawn for outdoor games, and space for gardening enthusiasts to cultivate their own vegetables.

“Our favourite spot is the conservatory its the ideal spot when we have friends over for a BBQ.”



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



Hunstanton Coastline

“Locally we love Hunstanton Coast, we often visit.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 8007-4879-7329-0696-9163

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

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# SOWERBYS



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