

**LANDLES**



**3 Gravelhill Lane | West Winch | King's Lynn**



**The deceptively spacious, detached chalet on an extensive plot in the popular West Norfolk village of West Winch. Flexible internal layout with 4 double bedrooms & bathrooms set over ground and first floors.**

*Offered to the market for the first time providing an ideal opportunity to acquire and modernise an individually styled family residence.*

**Purchase Price £330,000**

Folio: G/431ss

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- Reception Hall / Dining Room
- Dual aspect Living Room
- Breakfast Kitchen
- 4 Double Bedrooms (2x GF, 2x FF)
- 2 Bathrooms



- Generous sized plot with South facing rear aspect
- Front & Rear Gardens
- Garage & Driveway
- Gas Fired Rad CH
- No Onward Chain

**West Winch**, situated around 3 miles to the South of King's Lynn off the A10 trunk road, is a popular village with various local amenities including primary school, shop with post office, church and social club. A further varied range of amenities including national and independent retailers, cafes and restaurants can be found in King's Lynn town centre as well as on the nearby Hardwick Retail Park, both around a 5-10 minute drive away. The A149 provides convenient access to the nearby, delightful Norfolk coastline and countryside with Hunstanton around a 30 minute drive passing the Royal Sandringham Estate. The nearby cities of Norwich and Peterborough are around 1 hours drive via the A47 with London Kings Cross being conveniently accessed via King's Lynn train stations mainline via Ely & Cambridge. Having been in the same ownership since construction to the owners specification in the late 50's / early 60's, **3 Gravelhill Lane** is offered to the market for the very first time. A deceptively spacious chalet with later loft conversion, the property provides flexible internal accommodation with 4 double bedrooms split over ground and first floors along with a bath/shower room on each level. There is a bright, dual aspect living room, 16'10" breakfast kitchen and large reception hall configured as a dining space. The extensive rear garden with South facing aspect is a particular feature. Considered an ideal family residence, the property now presents a new owner opportunity to update to their own specification.

**Reception Hall / Dining Room** 16' 11" x 10' 5" (5.16m x 3.18m) (max)

With UPVC double glazed front entrance door, stairs to the first floor landing with understairs cupboard, storage cupboard with locker above, radiator with thermostat and BT telephone point.

**Living Room** 16' 10" x 11' 10" (5.13m x 3.61m)

Dual aspect with 2x radiators with thermostats, 4x points for wall lights and television aerial point.

**Breakfast Kitchen** 16' 10" x 9' 9" (5.13m x 2.97m)

With fitted wall & base units, fitted worktops, 1 & ½ bowl sink with drainer and monobloc tap, point & space for an electric freestanding cooker with extractor above, point & space for a washing machine, space for an undercounter fridge/freezer, radiator with thermostat, wall mounted gas boiler and airing cupboard housing the hot water cylinder with programmer.

**Side Entrance Vestibule**

With UPVC double glazed door.

**Bedroom 1** 13' 6" x 10' 5" (4.11m x 3.18m)

With fitted cupboards and radiator with thermostat.

**Bedroom 2** 10' 5" x 10' 5" (3.18m x 3.18m)

Radiator with thermostat.

**Shower Room** 6' 10" x 5' 11" (2.08m x 1.8m) (max)

With low level WC, pedestal hand basin, shower cubicle with sliding doors and thermostatic shower, tiled floor, tiled surrounds, radiator and extractor.

**Stairs to First Floor Landing**

Staircase with pine bannister, skylight window and radiator with thermostat.

**Bedroom 3** 13' 10" x 11' 8" (4.22m x 3.56m)

Dual aspect with skylight window, fitted cupboards, radiator with thermostat and door to eaves space.

**Bedroom 4** 13' 11" x 10' 2" (4.24m x 3.1m)

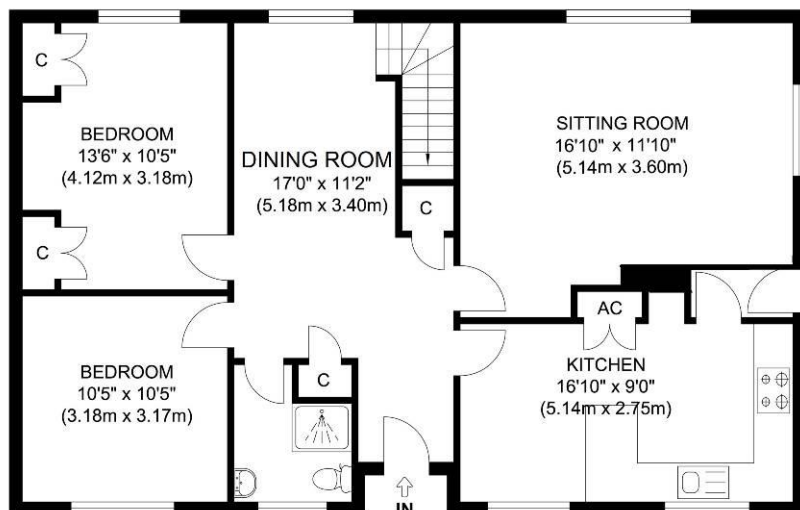
Dual aspect with skylight window, radiator with thermostat, BT telephone point and door to eaves space.

**Bathroom** 6' 5" x 5' 5" (1.96m x 1.65m)

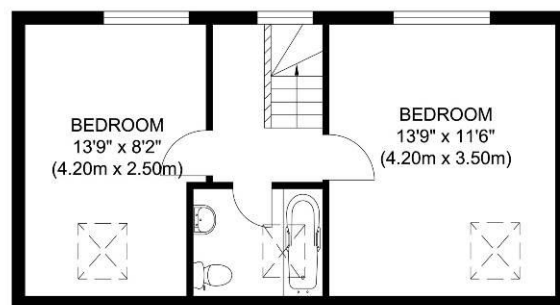
With low level WC, pedestal hand basin, panelled bath, tiled surrounds, radiator with thermostat, light with shaver point and skylight window.

**Outside**

3 Gravelhill Lane benefits from a long, extensive plot with bright South facing rear aspect. The front, accessed via a pair of brick pillars, is laid to lawn with established hedging around the boundary and a concrete driveway which provides ample parking and access to the **Garage** 21' x 8' 2" (6.4m x 2.49m) with up & over front door, personnel side door, lighting, power and external WC. A concrete path leads down the side of the bungalow to the rear garden, also mostly laid to lawn. There is a large shed with cover canopy, walled raised planting bed and various fruit trees.



GROUND FLOOR



FIRST FLOOR

TOTAL APPROX FLOOR AREA OF HOUSE 1307.92 SQ.FT. (121.51 SQ. M.)

**3 Gravel Hill Lane, West Winch, PE33 0QG**

Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

**Title** We are advised that the property is not currently Registered at Land Registry. Our Clients / Clients legal advisors are in possession of Title Deeds.

**Energy Performance Certificate (EPC)** The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

**Services** All mains services are understood to be available. These services and related appliances have not been tested.

**Council Tax** Enquiries indicate the property is assessed at Council Tax Band "C" with a current annual charge of £1,954.89, 2024/2025.

**Tenure** Freehold. Vacant possession upon completion.

**Viewing** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**OFFER REFERENCING:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT:** ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

**LANDLES**

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