

**LANDLES**



**19 Pine Tree Chase | West Winch | King's Lynn**



**The well proportioned, detached bungalow on a delightful corner plot in the popular village of West Winch, conveniently positioned and a short drive from the amenities of King's Lynn.**

*Currently 2 bedrooms with the opportunity to create a 3<sup>rd</sup> bedroom.  
Offered to the market with No Onward Chain.*

**Purchase Price £310,000**

Folio: P/273ss



- Entrance Porch & Hallway
- Living Room
- Sitting area
- Dining Room
- Breakfast Kitchen
- 2 Double Bedrooms (Pot. for Dining Room to be Bedroom 3)



- Shower Room
- Side Lobby
- Large, Attractive Corner Plot
- Detached Garage & Driveway
- Gas Fired Rad CH
- No Onward Chain

**West Winch** is a substantial village situated around 3 miles to the South of King's Lynn accessed via the A10 trunk road. Benefitting from various local amenities, the village provides a convenience store, Post Office, primary school, social club and St Marys Church. A further abundance of amenities including national retailers and supermarkets can be found on the nearby Hardwick Retail Park and in King's Lynn town centre, both around a 5-10 minute drive. There are good transport links in and out of the area by rail and road. The Hardwick interchange gives access to the A47 to Norwich and Peterborough, A10 to Ely and Cambridge and A149 to the renowned Norfolk coastline with wide sandy beaches, well known chalk cliffs of Hunstanton and Royal Sandringham with acres of parkland. For those requiring connections to the capital, King's Lynn railway station provides regular, mainline services to London Kings Cross also via Ely & Cambridge. The town of **King's Lynn**, once part of the Hanseatic League, is enriched with history with two impressive market squares, customs house and what is understood to be one of the oldest working theatres in Britain.

Offered to the market chain free, **19 Pine Tree Chase** is generously sized 2 bedroom detached bungalow on a most attractive corner plot. Presented in well maintained order, the property benefits from double glazing throughout, gas fired radiator central heating and a modern shower room. There are well stocked, wrap around gardens and off street parking with detached garage. It is considered that conversion of the current dining room could afford a 3<sup>rd</sup> bedroom if required. The accommodation comprises;

#### **Entrance Porch** 6' x 3' 9" (1.83m x 1.14m)

With UPVC double glazed entrance door, polycarbonate roof and tiled floor. Door to;

#### **Entrance Hall**

Internal hall with opening to sunlounge, radiator, room thermostat for central heating system and BT telephone point.

#### **Living Room** 17' 2" x 11' 11" (5.23m x 3.63m)

With 2 radiators with thermostats, television aerial point and BT telephone point.

#### **Breakfast Kitchen** 12' 8" x 9' 7" (3.86m x 2.92m)

With fitted wall & base units, fitted worktops, stainless steel 1 & ½ bowl sink with drainer and monobloc tap, eye level electric double oven, electric hob with extractor above, point & space for a slimline dishwasher, point & space for a washing machine, space for an undercounter fridge/freezer, tiled wall surrounds, radiator with thermostat, wall mounted gas boiler and airing cupboard housing the hot water cylinder with immersion & shelving. Door to;

#### **Side Lobby** 22' 2" x 4' 7" (6.76m x 1.4m)

With doors to the front & rear, polycarbonate roof and tiled floor.

#### **Dining Room (Pot. Bedroom 3)** 17' 1" x 9' 2" (5.21m x 2.79m)

With patio door to the garden, tiled floor and radiator. Open to;

#### **Sunlounge** 15' 5" x 7' 5" (4.7m x 2.26m)

Dual aspect with large picture windows to the front & side and radiator with thermostat.

#### **Bedroom 1** 12' 3" x 11' 11" (3.73m x 3.63m)

Radiator with thermostat.

#### **Bedroom 2** 10' 11" x 10' 10" (3.33m x 3.3m)

Radiator with thermostat.

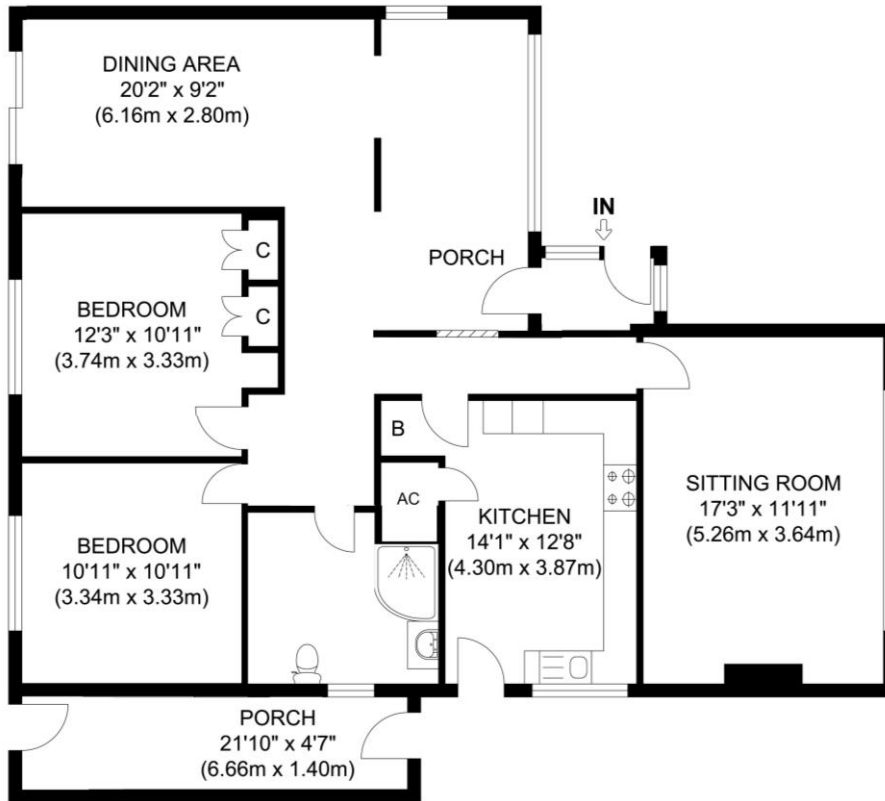
#### **Shower Room** 6' 10" x 6' 4" (2.08m x 1.93m) (max)

With low level WC, vanity hand basin with cupboard space underneath, corner shower cubicle with electric shower & sliding glazed doors, tiled walls, tiled floor, towel radiator with electric boost and hatch to roof space.

#### **Outside**

**19 Pine Tree Chase** sits on a most attractive corner plot with well maintained, wrap around gardens. The front and side garden with hedged perimeter and two pairs of iron gates is stocked with a variety of planting mostly consisting of established bushes and shrubs. There is a concrete pathway around the edge of the bungalow leading to the front door, side driveway with double iron gates and **Detached Garage** 19' 5" x 9' 2" (5.92m x 2.79m) with up & over door, personnel door, lighting & power. The rear garden of the property, also stocked with a variation of established planting, is delightfully private. Mostly laid to lawn with pathways and borders, a paved patio can be found just outside the dining room and in the bottom corner of the garden.

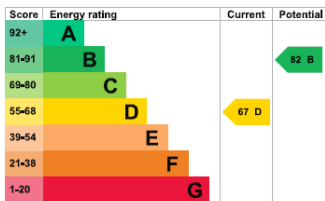




TOTAL APPROX. FLOOR AREA 1360.23 SQ.FT. (126.37 SQ.M.)

### 19 Pine Tree Chase, West Winch, PE33 0QQ

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



**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 "D" with a current annual charge of £2,199.26, 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.

**PRS** Property Redress Scheme

**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they 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

**Selling & Letting**  
Town & Country property  
in King's Lynn and the  
villages of North West Norfolk

Since 1856

Blackfriars Chambers, Blackfriars Street  
King's Lynn PE30 1NY

t: 01553 772816

e: [info@landles.co.uk](mailto:info@landles.co.uk)

w: [www.landles.co.uk](http://www.landles.co.uk)