



BEECH CRESCENT,  
WEST WINCH PE33 0PZ

**BROWN & CO**

## BEECH CRESCENT, WEST WINCH PE33 0PZ

- An Outstanding Refurbished Property
- Three First Floor Bedrooms and Downstairs Bedroom/Study
- Contemporary Finish Throughout
- Large Programme of Updating Works Carried Out
- Awesome Open Plan Kitchen Dining and Family Room & Spacious Sitting Room
- Replastered, Rewired, New Radiators, New Internal Doors, Kitchen and Much More
- External Coloured Render, Landscaped Garden and New Resin Bond Patio
- Access to Mainline Station Close By
- Must be Viewed to Fully Appreciate



### INTRODUCTION

Brown & Co offers an exceptional, completely modernised four-bedroom chalet in West Winch, King's Lynn. First hand viewing of this outstanding property is essential to see the superb works carried out by the owners.

### LOCATION

West Winch is a village located just a few miles south of King's Lynn town centre and offers fantastic transport access onto the A47, A10 and A17. The village is supported by a range of local amenities including social club with sports facilities, post office and convenience store along with takeaways, primary school and a church, whilst major supermarkets and a range of shops and restaurants are located just a short distance away also in the Hardwick area. The Sandringham Estate is just a few miles away offering days out and amazing walks whilst the beautiful Norfolk Coast can be reached in around 30 minutes. King's Lynn is served by a mainline train station with direct links to Ely, Cambridge and London Kings Cross.

### THE PROPERTY

The is positioned in Beech Crescent on a corner plot with parking at the front of the house, access to a double garage and rear gardens that extend to the back and side of the plot making the garden considerably generous. The owners have landscaped the garden, clearing a great deal of hedging and have now laid the garden to lawn and having a new stylish resin bond patio. The outside walls have had top quality white render applied and the dormer windows have been clad in a modern looking timber cladding. Also, the vendors have replaced all the flat rooves with EPMD rubber roofing to complete the modern look.

Inside the house has been completely overhauled, the entire house now benefitting from replastering, rewiring, redecoration, flooring and new radiators. It is the kitchen that has seen the most change with the excellent creation of an open plan kitchen dining and family room with sleek white kitchen and island unit.

The house presents a good opportunity to work from home with a downstairs room, used as a bedroom by our clients being perfect for a spacious and quiet home office/study.

Briefly, the property comprises; entrance porch, sitting room with patio door to the garden, kitchen open plan to dining and family space, wc, rear hall and bedroom four/office. Double garage with integral access. Three first floor bedrooms and family bathroom off a good size landing.

### AGENT'S NOTES

The vendors have found a house and are motivated sellers.

### COUNCIL TAX BAND

The property is in Council Tax Band D.

### SERVICES

Mains water, drainage and electric are connected. Gas Central Heating. None of these services or appliances have been tested by the agent.

### VIEWING PROCEDURE

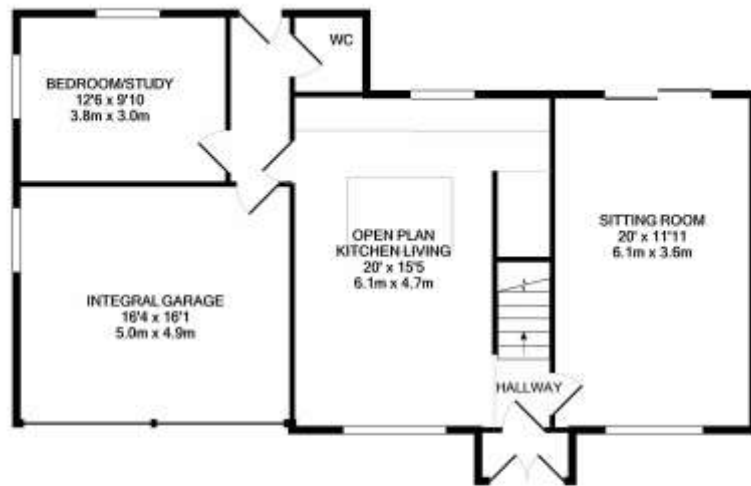
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

### BUYER IDENTITY CHECK

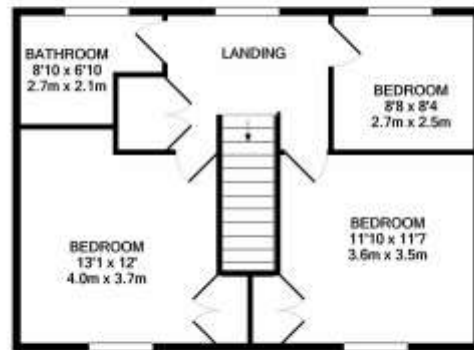
Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.







GROUND FLOOR  
APPROX. FLOOR  
AREA 878 SQ.FT.  
(80.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 543 SQ.FT.  
(50.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1521 SQ.FT. (141.3 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Blueprints 6/2020



### IMPORTANT NOTICES

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