

DIRECTIONS

Sat Nav: PE33 0NN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D	68		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

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Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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5 Eller Drive West Winch King's Lynn PE33 0NN

**SPACIOUS AND WELL PRESENTED FOUR BEDROOM FAMILY HOME
WITH DRIVEWAY AND DOUBLE GARAGE**

King's Lynn

**Freehold
Offers in excess of £320,000**

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ENTRANCE HALL

Radiator, UPVC double glazed window to front, stairs to first floor landing.

LOUNGE

Window to front, radiator, under stairs storage cupboard, French doors to dining room. Fitted carpet.

DINING ROOM

Radiator, patio doors to conservatory. Fitted carpet.

KITCHEN

Range of base wall and drawer units with oak worktop over, Belfast sunken sink, two integrated fridges, space for range style gas/electric cooker, extractor fan, glass splashback, tiled floor, radiator.

UTILITY

Combination of wall and base units with Oak worktop over, sink, space and plumbing for washing machine, integrated freezer, tiled floor, radiator, French doors to garden.

CONSERVATORY

Made up of a brick base with UPVC construction, radiator, triple aspect windows to garden, French doors to garden.

CLOAKROOM

Window to side aspect, tiled floor, radiator, hand wash basin set within vanity unit, tiled splashbacks, low level WC with concealed cistern.

LANDING

Access to loft space with loft ladder, airing cupboard housing hot water cylinder.

BEDROOM ONE

Fitted carpet, window to front aspect, radiator, built in wardrobes. Door to ensuite.

ENSUITE

Comprising of low level WC with concealed cistern, hand wash basin set within vanity unit and shower cubicle. Heated towel rail, extractor fan, tiled splashbacks, tiled floor, window to front aspect.

BEDROOM TWO

Fitted carpet, window to rear, radiator, built in wardrobes.

BEDROOM THREE

Fitted carpet, window to rear aspect, built in wardrobes, radiator.

BEDROOM FOUR

Fitted carpet, window to front aspect, radiator.

BATHROOM

Three piece suite comprising of low level WC with concealed cistern, hand wash basin set within vanity unit, bath with mixer taps and shower over. Heated towel rail. Window to side aspect. Tiled splashbacks and tiled floor.

OUTSIDE

To the front of the property a driveway providing parking for multiple vehicles and gives access to the double garage. A paved pathway leads to the entrance door. Garden area mainly laid to lawn. To the rear there is an enclosed garden which is mainly laid to lawn with a patio area. There are plants and shrubs to borders and a garden shed. A pathway gives access to the side leading to the front of the property.

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NO ONWARD CHAIN Nestled in the charming village of West Winch, King's Lynn, this beautifully presented detached house on Eller Drive offers an ideal family home. With four generously sized bedrooms, including a master suite complete with an ensuite bathroom, this property provides ample space for both relaxation and privacy. The heart of the home is a spacious kitchen, perfect for family gatherings and culinary adventures. Adjacent to the kitchen, you will find a separate utility room, enhancing the functionality of the space. The ground floor also features two inviting reception rooms, providing versatile areas for entertaining guests or enjoying quiet evenings in. A well-appointed family bathroom serves the additional bedrooms, ensuring convenience for all family members. The property boasts a delightful conservatory that leads off the dining room, creating a bright and airy space to enjoy the garden views throughout the seasons. The double garage offers plenty of storage and parking options, making it a practical addition to this lovely home. The property is situated in a popular village location, providing a sense of community while still being within easy reach of local amenities and transport links. This spacious family home is not only well-presented but also thoughtfully designed to cater to modern living. It is an excellent opportunity for those seeking a comfortable and stylish residence in a desirable area.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Metropix (2020)



