

Directions:

From Kings Lynn Hardwick roundabout travel south along the A10 signposted Downham Market and continue along for approx. 3 miles then turn right onto Long Lane, then left onto Hall Lane, left onto Eller Drive then left onto Leete Way where the property can be found on the right hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		63	70
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		58	65
		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 endeavour 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.

TENURE: Freehold

K1587/1014



The Wendy House, 2 Leete Way, West Winch, Norfolk, PE33 0ST
FOUR BEDROOM DETACHED HOUSE WITH GARAGE & DRIVEWAY

West Winch

£200,000

Brittons are proud to offer this FOUR BEDROOM DETACHED HOUSE with garage and driveway. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, cloakroom, lounge/diner and kitchen on the ground floor, master bedroom with en-suite shower, three further bedrooms and bathroom on the first floor. Outside offers, garage, driveway, front and rear gardens.



LOUNGE/DINER

LOUNGE/DINER



Accommodation:

HALLWAY

CLOAKROOM

LOUNGE/DINER

26'3 x 10'5 (8.00m x 3.18m)

KITCHEN

11'0 x 8'8 (3.35m x 2.64m)

LANDING

MASTER BEDROOM

14'2 x 10'3 (max) (4.32m x 3.12m (max))

EN-SUITE SHOWER

BEDROOM 2

10'6 x 9'1 (3.20m x 2.77m)

BEDROOM 3

9'0 (max) x 8'11 (2.74m (max) x 2.72m)

BEDROOM 4

8'1 x 7'0 (2.46m x 2.13m)

BATHROOM

8'3 x 5'1 (2.51m x 1.55m)

GARAGE

FRONT GARDEN

Laid to slabs and shingle with driveway.

REAR GARDEN

Mainly laid to lawn with patio.



GAS CENTRAL HEATING
UPVC DOUBLE GLAZING



BEDROOM 4



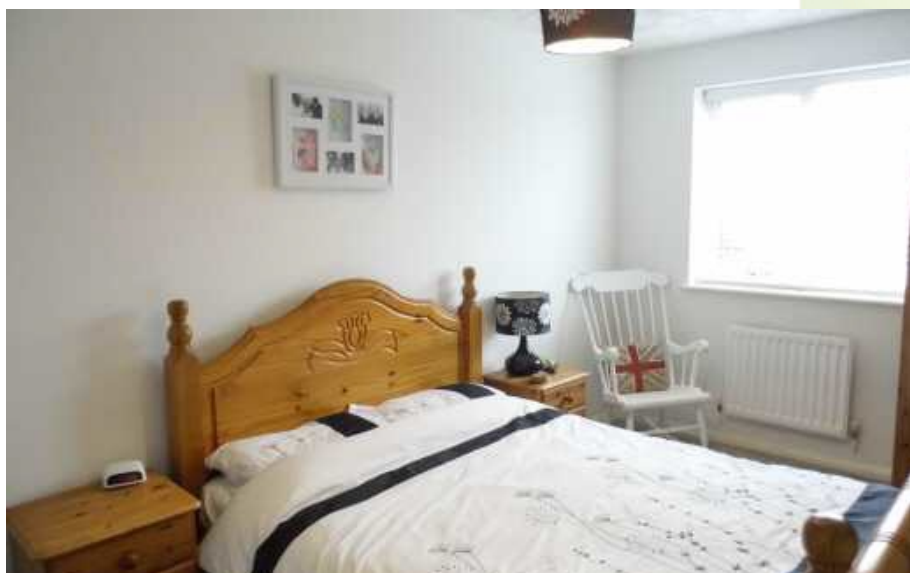
LOUNGE/DINER

REAR GARDEN



KITCHEN





MASTER BEDROOM



BEDROOM 2

EN-SUITE SHOWER



BEDROOM 3

