



1 Pell Place, West Winch

Guide Price £270,000

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West Winch, King's Lynn

GUIDE PRICE: £270,000 - £290,000. Welcome to this detached bungalow in the heart of West Winch! This bungalow offers a warm and welcoming atmosphere, complete with a cosy kitchen and a spacious living area, perfect for unwinding or entertaining. The light-filled conservatory adds versatility to the property, offering space for your creative touch. With three generously sized bedrooms and a modern bathroom, your comfort is well-catered for. Step outside to a fantastic garden plot with both green space and a relaxing patio, all enclosed for your privacy and security. Practicality meets convenience with off-road driveway parking and a single garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





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LOCATION

Nestled in the village of West Winch, Pell Place enjoys a prime location that perfectly balances rural with modern convenience. The local bus routes offer easy access to the bustling town of King's Lynn, a vital hub catering to all your amenities. Here, you'll find a plethora of supermarkets, shops and educational options, making daily life a breeze for families with children. Additionally, the accessibility to the train station in King's Lynn ensures an ideal home base for those needing to commute, connecting you to the wider world with ease. This property not only offers a countryside lifestyle but also puts all the essentials within arm's reach.

THE PROPERTY

Step into the welcoming embrace of this detached bungalow in the heart of West Winch. As you enter,



GROUND FLOOR

