

DIRECTIONS

SATNAV: PE33 0LY

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.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

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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East View Park, 84 Main Road, West Winch King's Lynn PE33 0LY

THREE BEDROOM 60FT PARK HOME WITH PRIVATE DRIVEWAY

King's Lynn

£250,000 Leasehold

01553 692828
sales@brittons.net





OPEN HALLWAY/KITCHEN/DINING ROOM Integrated Hoover dishwasher, butler sink, integrated fridge freezer.	20'10" x 18'11 (6.35m x 5.77m)
LOUNGE	20'10" x 10'9" (6.35m x 3.28m)
UTILITY ROOM Integrated Hoover washing machine and CDA tumble dryer. Sink. Integrated electric oven and ceramic Hotpoint hob.	10'10" x 5'5" (3.30m x 1.65m)
BEDROOM ONE Leading to dressing room with built in wardrobes and ensure. The dressing room contains the isolator and battery for the solar panels.	10'4" x 10'1" (3.15m x 3.07m)
EN-SUITE Checkered tiled flooring, Victorian style radiator with towel heater, W.C, hand wash basin, double walk-in shower enclosure.	7'2" x 5'2" (2.18m x 1.57m)
BEDROOM TWO	10'8" x 10'1" (3.25m x 3.07m)
BEDROOM THREE	10'10" x 8'2" (3.30m x 2.49m)
STUDY	6'10 x 6'8" (2.08m x 2.03m)
BATHROOM Checkered tiled flooring, two Victorian style radiator with towel heater, W.C, decorative bath with vintage taps, hand wash basin.	9' x 6'9" (2.74m x 2.06m)

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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Located on East View Park in the charming village of West Winch this modern three-bedroom park home offers a delightful blend of comfort and contemporary living. Built in 2019, the home boasts a stylish open plan kitchen and dining area, perfect for entertaining family and friends.

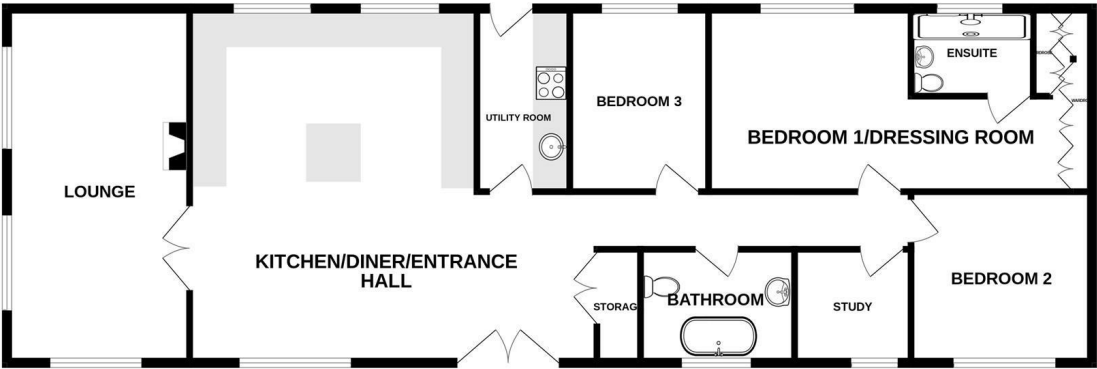
One of the standout features of this unique home is its exceptional energy efficiency. Equipped with owned solar panels and a large battery storage system, the property can generate and store enough electricity to power the entire home, resulting in remarkably low monthly energy costs.

The spacious reception room welcomes you with warmth and light, creating an inviting atmosphere. Each of the three bedrooms is thoughtfully designed, with the master bedroom featuring a dressing room and an ensuite bathroom, ensuring a private retreat for relaxation. Additionally, a study provides a quiet space for work or hobbies, catering to the needs of modern living.

Safety and security are paramount, with an alarm system, security camera, and smoke and carbon monoxide alarms installed for peace of mind. The property also includes parking for up to three cars, making it convenient for residents and guests alike.



GROUND FLOOR



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.
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