



18 Fir Tree Drive, West Winch

Guide Price £300,000



# 18 Fir Tree Drive

West Winch, King's Lynn

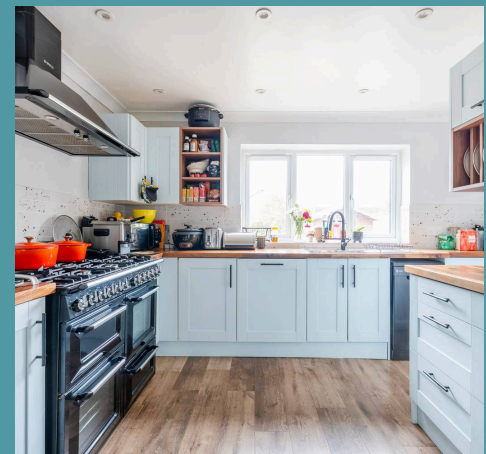
Guide Price: £300,000 - £350,000. Contemporary comforts are showcased throughout this turn-key family home, offering a stylish and practical living space in the sought-after village of West Winch.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







## 18 Fir Tree Drive

West Winch, King's Lynn

Guide Price: £300,000 - £350,000. Contemporary comforts are showcased throughout this turn-key family home, offering a stylish and practical living space in the sought-after village of West Winch. The bright and spacious sitting room boasts a media wall with a built-in electric fireplace, flowing into the orangery-style dining room with direct garden access. A sleek, contemporary kitchen with high-end appliances and a breakfast bar is complemented by a separate utility room and a convenient ground-floor WC. Upstairs, three well-proportioned bedrooms and a beautifully finished family bathroom provide comfortable accommodation for the whole family. With an attractive frontage, off-street parking, an integral garage, and a fully enclosed south-facing garden.

### The Location

Positoned in the village of West Winch, Fir Tree Drive 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.

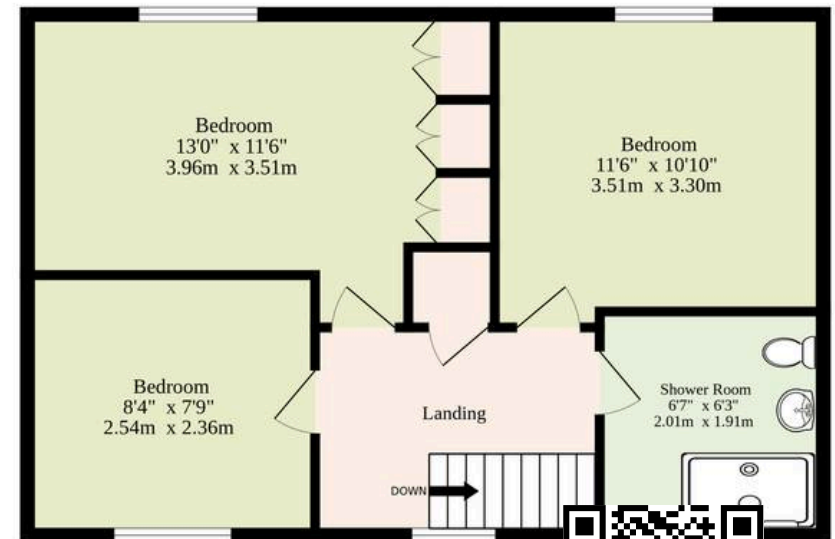
Here, you'll find a plethora of supermarkets, shops and educational options, making daily life a breeze for families with children. Additionally, the accessibility to the train station in King's Lynn ensures an ideal home base for those needing to commute, connecting you to the wider world with ease. This property not only offers a countryside lifestyle but also puts all the essentials within arm's reach.





**Ground Floor**  
818 sq.ft. (76.0 sq.m.) approx.

**1st Floor**  
435 sq.ft. (40.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.**

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 ©2025