



1 Burman Mews Lynn Road, East Winch

King's Lynn



Minors & Brady

1 Burman Mews Lynn Road

East Winch, King's Lynn

Life flows naturally in this well-proportioned five-bedroom home, where generous living spaces and thoughtful design support both busy weekdays and relaxed weekends. Three adaptable reception rooms, a quality kitchen with considered fixtures and fittings, and two connecting conservatories create a layout that works effortlessly for family living and entertaining. Upstairs, the principal bedroom with its private en-suite sits alongside four further bedrooms, each with excellent storage. Beyond the interiors, a large secure garden offers space for outdoor living, while the integral double garage and practical heating system complete a home designed for comfort, privacy and everyday enjoyment.



M&B



M&B

1 Burman Mews Lynn Road

East Winch, King's Lynn

- Five-bedroom detached Carstone home offering well-balanced accommodation and strong kerb appeal
- Situated in a desirable residential setting combining privacy, convenience and strong family appeal
- Three versatile reception rooms providing flexible areas for living, dining and home working
- Well-specified kitchen featuring granite worktops, central island and integrated AEG appliances
- Practical utility room with matching cabinetry, composite sink and space for laundry appliances
- Two connecting conservatories creating additional year-round living, framing views of the garden
- Principal bedroom with private en-suite alongside four further bedrooms, all with fitted wardrobes
- Generous and secure rear garden offering excellent privacy and scope for outdoor enjoyment
- Integral double garage with electric roller doors, power, lighting and internal access
- Oil-fired and electric heating providing a practical and efficient arrangement across both floors



M&B

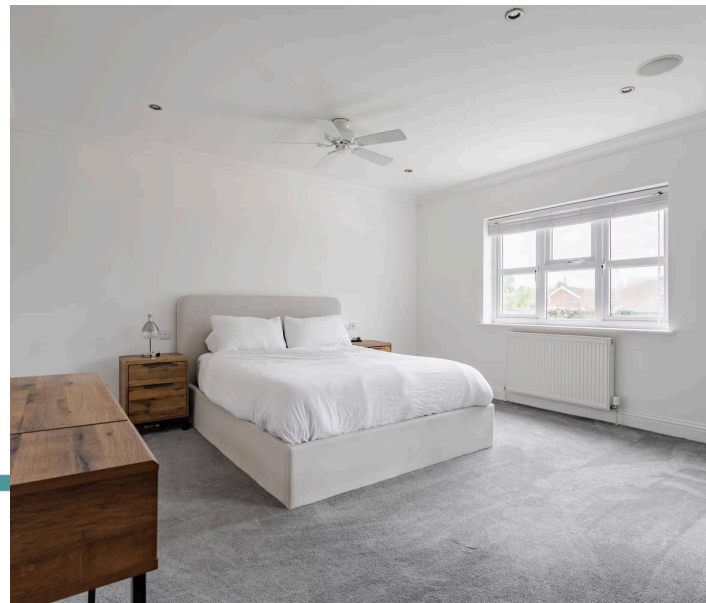
1 Burman Mews Lynn Road

East Winch, King's Lynn

East Winch

Burman Mews sits in a peaceful corner of East Winch, a small, well-connected Norfolk village surrounded by woodland, open fields and quiet lanes that give it an easy, rural rhythm. The village itself offers everyday essentials, including the East Winch village hall, a play area, and access to scenic walking routes around the Common and nearby nature reserves. For wider amenities, Middleton, Leziate, and Gayton are all close by, while King's Lynn is the main nearby town, around ten minutes by car, offering supermarkets such as Tesco Extra, Sainsbury's, Morrisons, and Lidl, along with healthcare, leisure facilities and a full range of shops.

Local schooling is straightforward, with East Winch Church of England Primary School in the village, and Gayton Church of England Primary Academy, Springwood High School and King Edward VII Academy in King's Lynn for older students. Transport links are practical for a rural setting: the A47 runs just south of the village for easy access towards Norwich and King's Lynn, and King's Lynn railway station provides direct services to Cambridge and London King's Cross, making commuting realistic. Altogether, Burman Mews offers a calm, countryside lifestyle with strong connections to nearby villages, good amenities and straightforward routes into larger towns.



M&B

1 Burman Mews Lynn Road

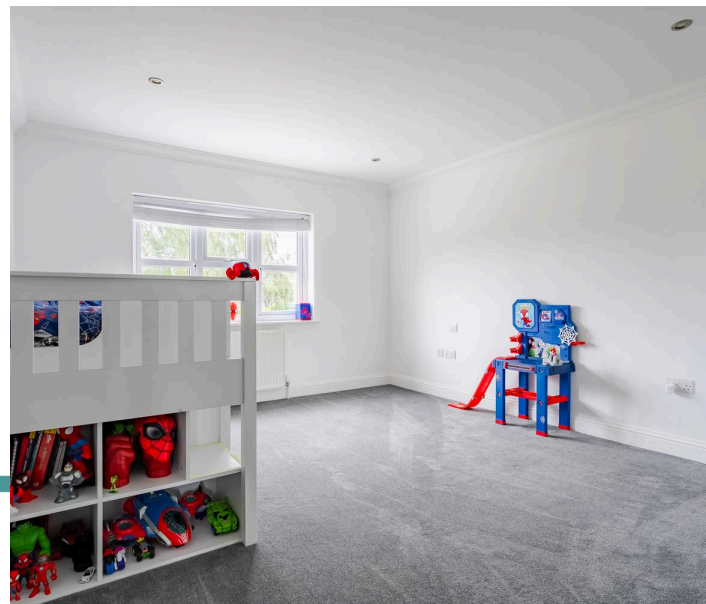
East Winch, King's Lynn

With its distinguished Carstone façade and generous proportions, this impressive five-bedroom home combines architectural presence with modern comfort in a highly desirable setting. A broad frontage, ample off-road parking and an integral double garage currently used as a home gym, create a strong sense of arrival.

Inside, the home unfolds with an elegant flow. A wide entrance hall leads to three versatile reception rooms, each finished with quality flooring, contemporary internal doors and generous glazing that enhances the natural light.

The living room, centred around a substantial wood-burning stove set within an open fireplace, forms a warm and inviting focal point. The dining room and twin conservatories extend the living space beautifully, creating year-round areas for relaxation and entertaining.

At the heart of the home lies the thoughtfully designed kitchen, appointed with a comprehensive range of matt-grey cabinetry, granite worktops and a central island with storage and breakfast seating. Fixtures and fittings include an AEG induction hob, twin built-in ovens, an integrated fridge-freezer and a composite sink. The adjoining utility room continues the specification with matching cabinetry, a composite sink and dedicated space for laundry appliances, along with internal access to the garage.



M&B

1 Burman Mews Lynn Road

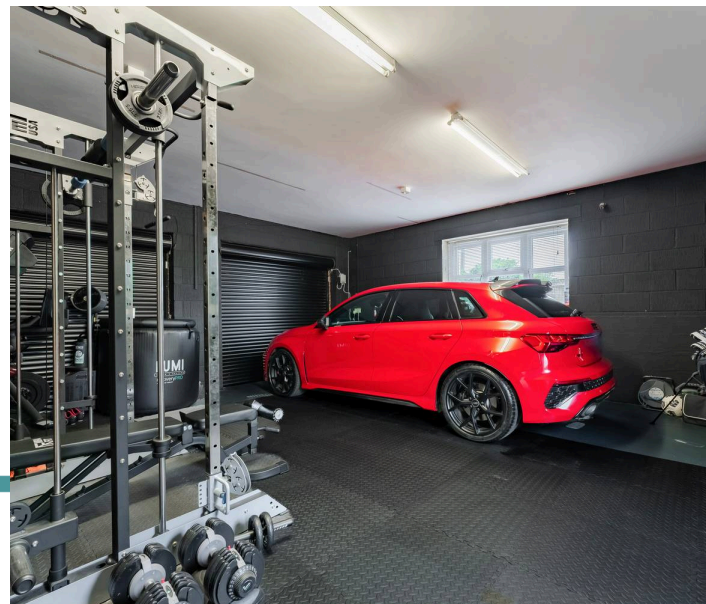
East Winch, King's Lynn

Upstairs, the principal bedroom enjoys garden views, extensive fitted wardrobes and a private en-suite featuring twin basins, a rainfall shower and quality sanitaryware. Four further bedrooms, each with built-in wardrobes, offer excellent flexibility for family, guests or home working. The family bathroom includes a bath with shower attachment, a separate spa-style corner shower unit and well-chosen fittings throughout.

The grounds are a standout feature: a large, secure garden that provides an exceptional setting for outdoor living. With ample space for play, entertaining and landscaping, it forms a natural extension of the home.

Completing the specification is the integral double garage with electric roller doors, oil heating to the first floor, electric radiators to the ground floor and a full alarm system.

This is a home that balances presence, practicality and lifestyle with confidence, an exceptional property in a sought-after location, offering space and comfort for modern family living.



M&B

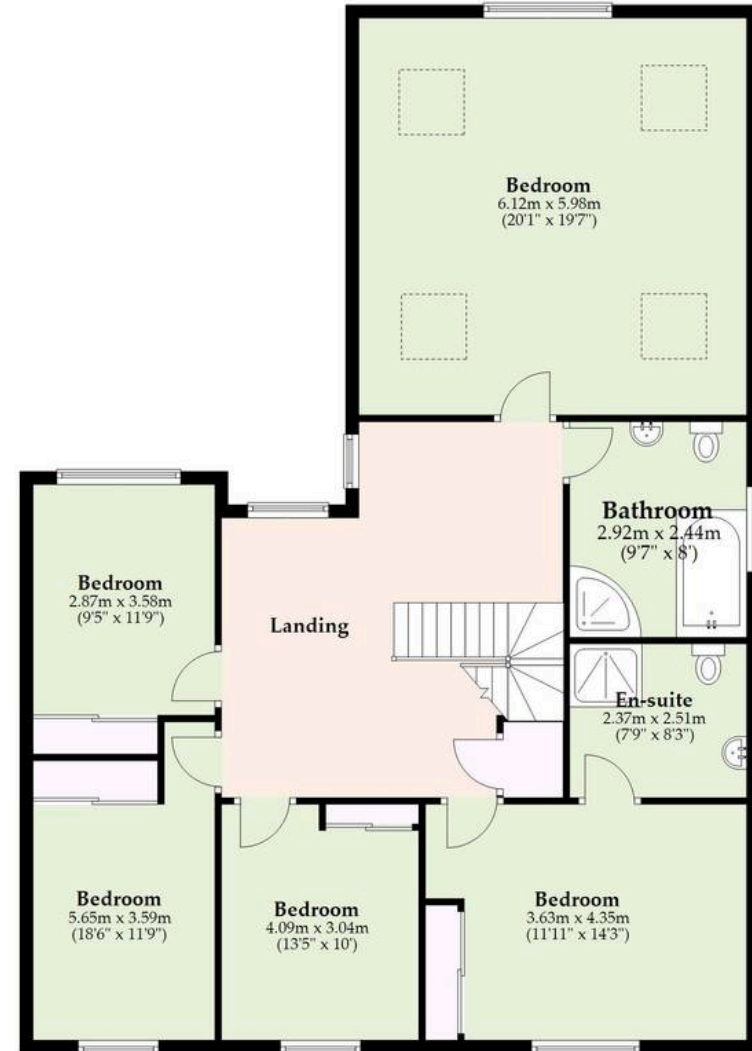
Ground Floor

Approx. 158.1 sq. metres (1701.4 sq. feet)



First Floor

Approx. 132.1 sq. metres (1422.2 sq. feet)



Total area: approx. 290.2 sq. metres (3123.6 sq. feet)

Sqft excludes hall, landing and garage.

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Kyle*
Branch Manager



Meet *Aysegul*
Aftersales Progressor



Meet *Curtis*
Listings Director

Minors & Brady

Your home, our market



dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk