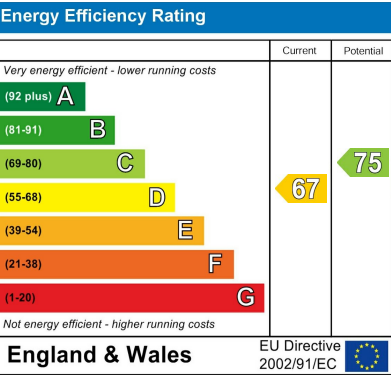


DIRECTIONS

From Kings Lynn travel along the A148 signposted Major Routes,then take the 3rd exit on roundabout, signposted A10 Downham Market, at next roundabout take 2nd exit for Downham Market, then turn right onto Watlington Road, continue forward onto Lynn Road, turn right onto Church Road, continue onto School Road, continue forward onto St Peters Road, turn left onto the Lark Road , turn left onto Nene Road where the property can be found on the right hand side easily identified by our For Sale board.



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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12 Nene Road Watlington King's Lynn, Norfolk PE33 0TP

WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY

Watlington

£225,000 Freehold

01553 692828
sales@brittons.net





HALLWAY Wood effect flooring, stairs to first floor, window to side aspect, radiator.	
LOUNGE Wood effect flooring, gas fire, window to front aspect and radiator.	14'8 x 10'7 (4.47m x 3.23m)
DINING ROOM Wood effect flooring, storage cupboard, radiator and French doors through into conservatory.	10'6 x 6'10 (3.20m x 2.08m)
KITCHEN Range of wall, base and drawer units with worktop over, integrated gas hob and electric oven with hide and slide door, integrated dishwasher, luxury vinyl tile floor, window to rear aspect.	10'5 x 6'7 (3.18m x 2.01m)
CONSERVATORY Wood effect flooring, base units with worktop over and integrated washing machine and French doors to the rear garden.	12'8 x 11'1 (3.86m x 3.38m)
LANDING Fitted carpet, cupboard, loft access and window to side aspect.	
BATHROOM Recently installed three piece suite comprising of a hand wash basin set within a vanity unit, W.C and bath with thermostatic mixer shower over. Sensor lights, heated towel rail and luxury vinyl flooring.	7'7 x 7'2 (2.31m x 2.18m)
BEDROOM ONE Fitted carpet, built in wardrobes, radiator, storage cupboard and two windows to the front aspect.	11'10 (+wardrobes) x 9'0 max (3.61m (+wardrobes) x 2.74m max)
BEDROOM TWO Fitted carpet, window to rear aspect and radiator.	10'5 x 7'8 max (3.18m x 2.34m max)
BEDROOM THREE Fitted carpet, window to rear aspect and radiator.	7'6 x 7'2 (2.29m x 2.18m)
FRONT GARDEN Laid to lawn with shrubs and a picket fence surrounding. Driveway to the side for parking.	
REAR GARDEN Enclosed garden mainly laid to lawn with a patio and borders. Coldwater tap.	
IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	
DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.	

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Situated on Nene Road in the popular village of Watlington, Norfolk, this modern semi-detached house offers a delightful family home. With three bedrooms, this property is perfect for families seeking comfort and space. The two reception rooms provide ample living areas, ideal for both relaxation and entertaining guests. One of the standout features of this home is the spacious and bright conservatory, which serves as an excellent playroom for children or a lovely space for hosting gatherings. The newly fitted kitchen is both stylish and functional, making meal preparation a pleasure. The bathroom, also newly fitted, is equipped with sensor lights and a contemporary three-piece suite, including a shower over the bath, ensuring convenience and modernity. The property boasts both front and rear gardens, offering outdoor space for gardening enthusiasts or simply enjoying the fresh air. Additionally, there is parking available on the driveway, adding to the practicality of this lovely home. This well-presented family residence is not only modern but also exudes warmth and charm, making it an ideal choice for those looking to settle in a friendly community. With its thoughtful design and excellent amenities, this property is sure to impress.



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in the particulars. The plan is for illustrative purposes only and should not be used as such for any purpose other than to provide a general impression of the property. The agents, however, will not be held responsible for any errors or omissions in the particulars. Made with Metreplan 12/2023



