



Langridge Circle, Watlington, KING'S LYNN, PE33 0UF

welcome to

Langridge Circle, Watlington, KING'S LYNN

A spacious & well-presented, four bedroom family home located within the highly sought-after village of Watlington. The property boasts a large lounge, study & kitchen/diner, as well as four generous bedrooms, bathroom & en suite. Outside, you will find an enclosed rear garden, garage & driveway.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Stairs leading to the first floor landing.

Cloakroom

Fitted with WC & wash hand basin. Radiator.

Lounge

13' x 12' 8" plus bay window (3.96m x 3.86m plus bay window)

Double-glazed bay window to the front. Radiator. Television point.

Kitchen/ Diner

9' 5" x 19' 9" (2.87m x 6.02m)

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, an electric double oven, and a gas hob with integrated cooker hood over. There is also an integrated dishwasher, as well as space for a fridge/freezer & plumbing for a washing machine. Radiator. Double-glazed window to the rear. Double-glazed French doors leading to the rear garden.

First Floor

Stairs from the entrance hall. Double-glazed window to the side.

Bedroom Two

9' 2" x 13' (2.79m x 3.96m)

Two double-glazed windows to the rear. Radiator.

Bedroom Three

6' 1" x 13' 6" (1.85m x 4.11m)

Double-glazed window to the front. Radiator.

Bedroom Four

9' 9" x 6' 6" (2.97m x 1.98m)

Double-glazed window to the front. Radiator.

Study

4' 5" x 6' 5" (1.35m x 1.96m)

Double-glazed window to the front.

Bathroom

Fitted with WC, pedestal wash hand basin & bath with mixer taps. Heated towel rail. Airing cupboard. Double-glazed window to the rear.

Second Floor**Bedroom One**

16' 7" max x 11' 7" max (5.05m max x 3.53m max)

Three double-glazed skylight windows. Radiator.

En Suite

Fitted with WC, wash hand basin & shower cubicle. Radiator. Double-glazed skylight window.

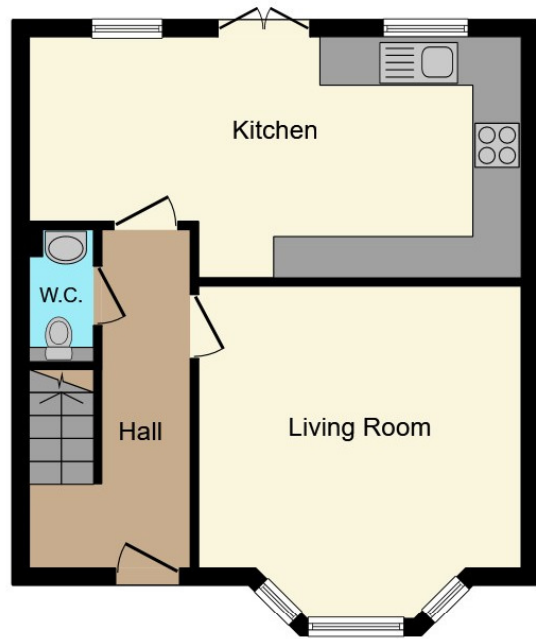
Outside

Outside. the low-maintenance rear garden is fully enclosed & is mainly laid to lawn, alongside a patio area. To the rear of the property, you will find a driveway providing off-road parking which leads to the garage.

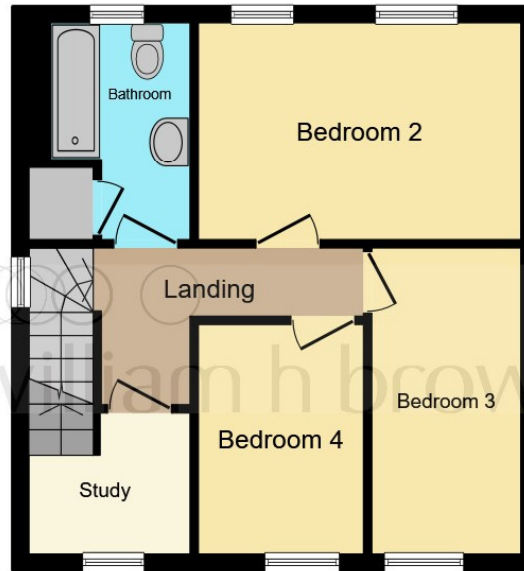


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Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Langridge Circle, Watlington, KING'S LYNN

- Four bedroom town house
- Located in the desirable village of Watlington
- Fantastic transport links
- Close to local amenities & primary school
- Off-road parking with garage

Tenure: Freehold EPC Rating: C

£288,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM111101 - 0002

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01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk