



**Downham Road, Watlington, King's Lynn, PE33 0HS**

**welcome to**

**Downham Road, Watlington, King's Lynn**

A stunningly presented cottage located in the highly desired village of Watlington, within walking distance to the mainline train station & village amenities. This charming home boasts diverse living space throughout, including a lounge, dining room, study & kitchen/breakfast room.



**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. Fully tiled. Double-glazed window to the rear.

**Lounge**

12' x 14' 4" ( 3.66m x 4.37m )  
Double-glazed window to the front. Feature fireplace with gas fire. Wooden flooring.

**Dining Room/ Snug**

14' 5" x 9' 7" ( 4.39m x 2.92m )  
Double-glazed window to the front. Radiator. Feature fireplace. Wooden flooring.

**Study**

6' 9" x 7' 5" ( 2.06m x 2.26m )  
Single-glazed window into kitchen. Fitted storage & shelving.

**Inner Hallway / Reception Area**

7' 3" x 8' 8" ( 2.21m x 2.64m )  
Reception area leading to study & kitchen.

**Kitchen**

11' 6" x 16' 5" ( 3.51m x 5.00m )  
This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl ceramic sink & drainer unit, and space for a freestanding cooker with integrated cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for both a washing machine & tumble dryer. Radiator. Exposed wooden beams & exposed brick wall. Exposed brick fireplace with wood burning stove. Double-glazed window to the side. Double-glazed stable door leading to the rear courtyard & garden.

**First Floor Landing**

Stairs from the entrance hall.

**Bedroom One**

13' x 11' 2" ( 3.96m x 3.40m )  
Double-glazed window to the front. Radiator. Feature fireplace.

**Bedroom Two**

12' 9" x 10' 5" ( 3.89m x 3.17m )  
Double-glazed window to the front. Radiator.

**Bedroom Three**

9' 8" x 10' ( 2.95m x 3.05m )  
Double-glazed window to the rear. Radiator.

**Bathroom**

Fitted with WC, wash hand basin with vanity unit & shower cubicle. Heated towel rail. Double-glazed window to the rear.

**Outside**

To the front of the property, the front garden is mainly laid to lawn & is enclosed by a low brick wall, with a pathway leading to the entrance door. To the rear of the property, double gates lead to an off-road parking area, providing parking for two cars. The sizable rear garden is mainly laid to lawn, alongside a raised patio area. There is also an outbuilding which is connected to power & lighting.

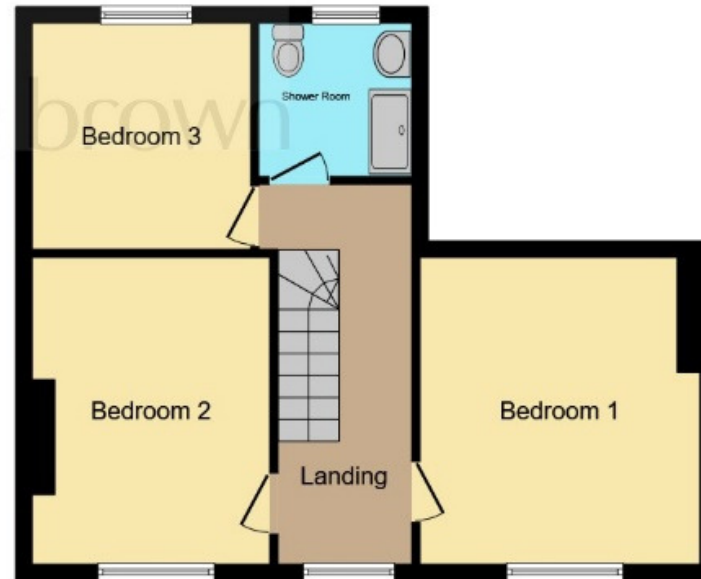


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**Ground Floor**



**First Floor**

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welcome to

## Downham Road, Watlington, King's Lynn

- Three bedroom cottage
- Three reception rooms
- Kitchen/Breakfast room
- Off-road parking
- Generous rear garden

Tenure: Freehold EPC Rating: Awaited

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM111548 - 0005

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