



**John Davis Way, Watlington, KING'S LYNN, PE33 0TD**

**welcome to**

**John Davis Way, Watlington, KING'S LYNN**

Nestled in the ever-popular Norfolk village of Watlington, this modern terraced home offers an abundance of space! With flexible accommodation split over three floors, there are four good sized bedrooms, with a master en-suite, further family bathroom, sleek kitchen with dining room & rear garden!



### Accommodation:

Double-glazed entrance door to:

### Entrance Hall

Door to the front. Radiator. Stairs leading to the first floor landing with under-stairs storage cupboard.

### 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.

### Kitchen / Diner

7' 5" x 19' 9" ( 2.26m x 6.02m )  
This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl sink & drainer unit, a built-in double oven & a gas hob with cooker hood over. There is also space & plumbing for both a washing machine & dishwasher. Radiator. Two double-glazed windows to the rear. Double-glazed French doors to the rear leading to the rear garden.

### First Floor Landing

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

### Bedroom Two

10' 3" x 13' ( 3.12m x 3.96m )  
Two double-glazed windows to the rear. Radiator.

### Bedroom Three

6' 4" x 12' 5" ( 1.93m x 3.78m )  
Double-glazed window to the front. Radiator.

### Bedroom Four

9' 1" x 6' 2" ( 2.77m x 1.88m )  
Double-glazed window to the front. Radiator.

### Bathroom

Fitted with WC, wash hand basin & bath with shower over. Radiator. Built-in storage cupboard. Double-glazed window to the rear.

### Second Floor

### Bedroom One

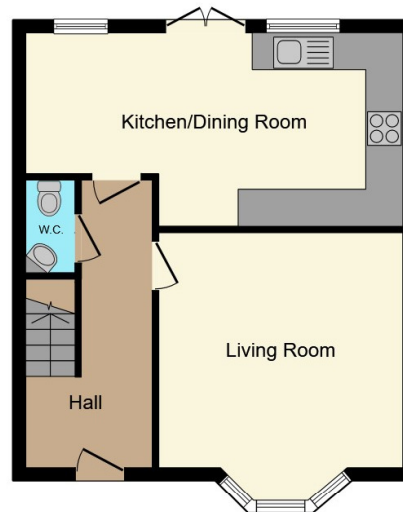
16' 6" x 11' 7" max ( 5.03m x 3.53m max )  
Two double-glazed skylight windows. Radiator.

### En Suite

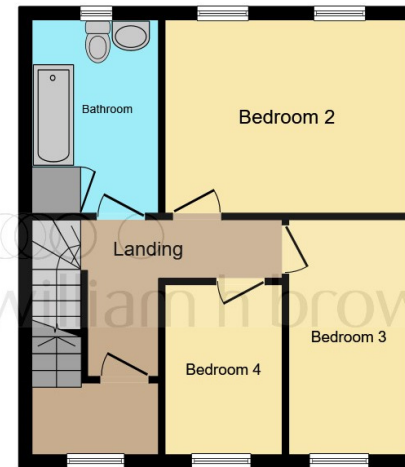
Fitted with WC, wash hand basin & shower cubicle. Radiator. Double-glazed skylight window.

### Outside

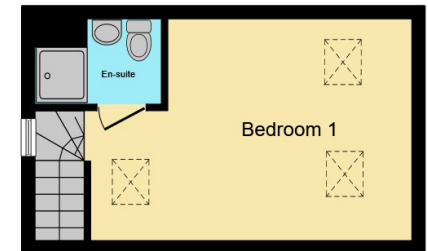
To the side of the property, you will find one allocated parking leading to the single garage. The low-maintenance rear garden is fully enclosed by timber fencing & is mainly laid to paving, alongside various plants, shrubs & hedges.



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## John Davis Way, Watlington, KING'S LYNN

- Spacious Mid-Terraced Home
- Flexible Accommodation Split Across Three Floors
- Top Floor Master Bedroom with En-Suite
- Popular Village Location
- Close to Local Amenities and Rail Links

Tenure: Freehold EPC Rating: Awaiting

# £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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