



**Bure Close, Watlington, King's Lynn, PE33 0TN**



**welcome to**

**Bure Close, Watlington, King's Lynn**

Situated within the highly desired village of Watlington, lies this well-presented, 3 bedroom end-terraced house. Ideally located just a 5 minute walk from the train station, this fantastic property boasts modern living space & comfortable bedrooms, plus ample parking & enclosed rear garden!



### Accommodation:

Double-glazed entrance door to:

### Entrance Hall

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

### Lounge

14' 10" max x 10' 8" max ( 4.52m max x 3.25m max )  
Double-glazed window to the front. Radiator.  
Television point. Feature fireplace. Archway leading to:

### Dining Room

10' 6" x 6' 11" ( 3.20m x 2.11m )  
Double-glazed window to the rear. Radiator. Under-stairs storage cupboard.

### Kitchen

10' 6" x 6' 6" ( 3.20m x 1.98m )  
This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl composite sink & drainer unit, and space for a freestanding cooker with cooker hood over. There is also space for an under-counter fridge, as well as space & plumbing for a washing machine & dishwasher. Tiled flooring. Double-glazed window to the rear. Double-glazed door to the rear leading to the rear garden.

### First Floor Landing

Stairs from the entrance hall. Loft access. Airing cupboard. Double-glazed window to the side.

### Bedroom One

11' 9" to wardrobes x 8' 2" plus recess ( 3.58m to wardrobes x 2.49m plus recess )  
Two double-glazed windows to the front. Radiator.  
Built-in wardrobes.

### Bedroom Two

10' 6" x 6' 2" plus recess ( 3.20m x 1.88m plus recess )  
Double-glazed window to the rear. Radiator.

### Bedroom Three

7' 7" x 7' 3" ( 2.31m x 2.21m )  
Double-glazed window to the rear. Radiator.

### Bathroom

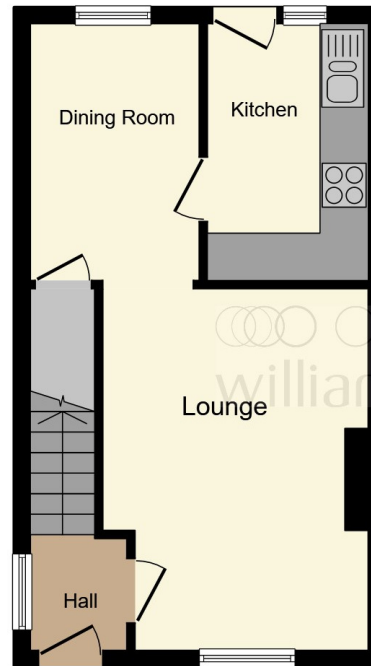
Fitted with WC, pedestal wash hand basin & bath with mixer taps with shower over. Partly tiled. Heated towel rail.

### Outside

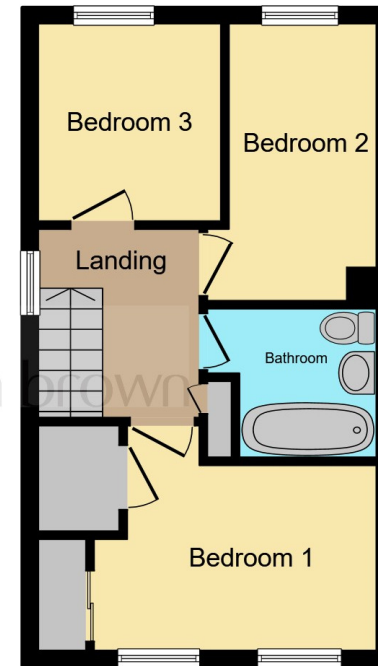
To the front of the property, a hardstanding driveway provides off-road parking for 2-3 cars. To the rear of the property, the generous garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area and garden shed.

### Location

Watlington is a parish village in the county of Norfolk, situated directly between the towns of Downham Market & Kings Lynn, both of which offer a wide range of shops and amenities. The village is served by Watlington main line railway station which offers direct links to Kings Lynn, Ely, Cambridge & London Kings Cross. The village also benefits from a doctors surgery, village shop, public house and restaurant, social club, fish & chip shop & primary school.



Ground Floor



First 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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## Bure Close, Watlington, King's Lynn

- 3 bedroom end-terraced house
- Generous lounge & separate dining room
- Good-sized kitchen
- Driveway providing off-road parking
- Sizable, enclosed rear garden with patio area

Tenure: Freehold EPC Rating: C

# £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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