



**Paige Close, Watlington King's Lynn PE33 0TQ**



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## **Paige Close, Watlington King's Lynn**

An exceptionally spacious & beautifully presented 4 bedroom detached bungalow, positioned upon a generous plot within the highly desired & well-connected village of Watlington. This modern home boasts an immaculate rear garden, ample off-road parking & garage, plus enviable internal accommodation.



**Accommodation:**

Covered porch with double-glazed entrance door leading to:

**Entrance Hall**

Double-glazed doors to the front & rear. Tiled flooring. Two storage cupboards. Tiled flooring. Radiator. Double-glazed skylight window.

**Lounge**

20' 7" x 18' 4" ( 6.27m x 5.59m )

Two double-glazed windows to the front & two to the rear. Double doors leading to entrance hall.

**Open Plan Kitchen / Diner**

21' 4" max x 18' max ( 6.50m max x 5.49m max )

**Kitchen**

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink with inset drainer, a low-level electric double oven & an electric hob with cooker hood over. There is also an integrated fridge/freezer, as well as an integrated microwave & integrated dishwasher. Breakfast bar. Radiator. Tiled flooring.

**Dining Area / Garden Room**

Double-glazed windows to the front, side & rear. Tiled flooring. Two radiators. Double-glazed French doors to the side leading to the rear garden.

**Utility Room**

9' 11" x 5' 11" ( 3.02m x 1.80m )

Fitted with wall & base units with work surfaces over. Space & plumbing for a washing machine & tumble dryer. Tiled flooring & tiled splashback. Extractor fan.

**Bedroom One**

11' 10" x 9' 10" ( 3.61m x 3.00m )

Double-glazed window to the side. Radiator. Fitted wardrobes. Air conditioning unit.

**Bedroom Two**

11' x 8' 9" ( 3.35m x 2.67m )

Double-glazed window to the side. Radiator. Fitted wardrobes.

**Bedroom Three**

10' 10" x 9' 10" ( 3.30m x 3.00m )

Double-glazed window to the rear.

**Bedroom Four**

9' 11" x 6' 7" ( 3.02m x 2.01m )

Double-glazed window to the side.

**Bathroom**

Fitted with WC, wash hand basin with vanity unit & bath with shower over. Stainless steel heated towel rail. Fully tiled. Double-glazed window to the side.

**Shower Room**

Fitted with WC, wash hand basin with vanity unit & double-width walk-in shower cubicle. Heated towel rail. Extractor fan. Double-glazed window to the rear.

**Outside**

To the front of the property, you will find a generous gravelled driveway providing off-road parking for several cars (including space for a motorhome) and leading to the garage. The large rear garden is fully enclosed by timber fencing and is mainly laid to lawn, alongside a sizable patio area, some of which is partially covered. There are also various young trees & borders with an abundance of plants, shrubs, hedges & flowers, as well as a large timber outbuilding fitted with power & lighting, which is currently used as a summerhouse & gym space.

**Location**

Watlington is a village in the county of Norfolk, situated between the towns of Downham Market & Kings Lynn, both of which offer a large range of shops & amenities, as well as mainline train stations. The village itself is served by Watlington mainline train station offering 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 and primary school.



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## Paige Close, Watlington King's Lynn

- Four bedroom detached bungalow
- Immaculately presented & modern throughout
- Open plan kitchen/dining space
- Large lounge
- Bathroom & separate shower room

Tenure: Freehold EPC Rating: D

**£420,000**



Please note the marker reflects the postcode not the actual property

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