



**Featherby Drive, Watlington, King's Lynn, PE33 0TY**



**welcome to**

**Featherby Drive, Watlington, King's Lynn**

A spacious 3 bedroom semi-detached house located within the highly desired village of Watlington, within walking distance to the mainline train station & village amenities. The property boasts a recently-fitted kitchen, generous lounge/diner, en suite & bathroom, plus landscaped garden & garage.



**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. Heated towel rail.

**Lounge / Diner**

11' 1" x 16' 9" ( 3.38m x 5.11m )

Two pairs of double-glazed French doors to the rear, leading to the rear garden. Radiator.

**Kitchen**

15' 3" x 9' 7" ( 4.65m x 2.92m )

This recently fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl sink & drainer unit with InSinkErator waste disposal unit, a built-in double oven & an induction hob with cooker hood over. There is also a breakfast bar, as well as an integrated fridge/freezer, integrated microwave, integrated dishwasher & integrated washing machine. Double-glazed window to the front. French doors leading to the lounge/diner.

**First Floor Landing**

Stairs from the entrance hall. Radiator. Airing cupboard. Double-glazed windows to the front & side.

**Bedroom Two**

16' 9" x 7' ( 5.11m x 2.13m )

Two double-glazed windows to the rear. Radiator.

**Bedroom Three**

9' 9" x 12' 5" ( 2.97m x 3.78m )

Double-glazed window to the front. Radiator.

**Bathroom**

Fitted with WC, wash hand basin & bath with shower over. Heated towel rail.

**Second Floor****Bedroom One**

21' 7" x 16' 9" ( 6.58m x 5.11m )

Double-glazed windows to the front & side. Double-glazed skylight window. Radiator. Eaves storage.

**En Suite**

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

**Outside**

To the front of the property, a brickweave driveway provides off-road parking for 2 cars with an EV charging point & leads to the garage. To the rear, the landscaped garden is fully enclosed by timber fencing & is mainly laid to astro-turf, alongside a patio area & summer house.

**Location**

The village of Watlington is located between the towns of Downham Market & Kings Lynn, both of which offer mainline train stations & a wide range of shops, restaurants & supermarkets. The village is served by Watlington mainline train station which offers direct links to Kings Lynn, Ely, Cambridge & London Kings Cross. The village also has a doctors surgery, village shop, pub & restaurant, fish & chip shop, social club and primary school.

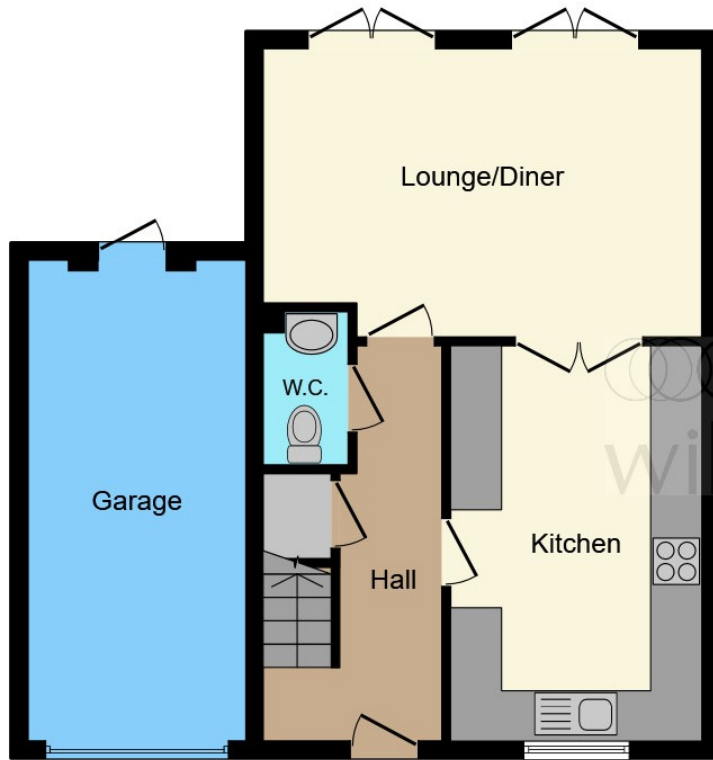
**Agent's Note**

Please note that the property also benefits from solar panels which are owned outright.

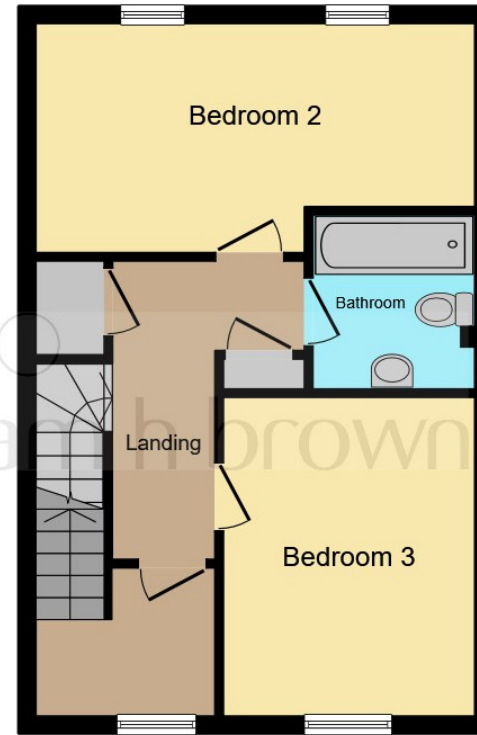


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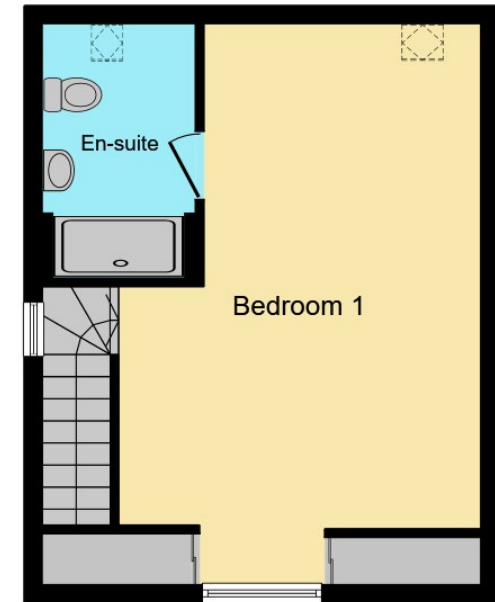




**Ground Floor**



**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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## Featherby Drive, Watlington, King's Lynn

- Three bedroom semi-detached house
- Contemporary kitchen
- WC, en suite + bathroom
- Landscaped rear garden
- Off-road parking with EV charging point + garage

Tenure: Freehold EPC Rating: B

offers in excess of

**£275,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM111882 - 0003

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