



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



**welcome to**

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

A spacious 4 bedroom detached bungalow, located within the highly sought-after village of Watlington. The property occupies a generous plot with high-levels of off-road parking to the front & generous garden to the rear, whilst the internal accommodation offers open plan family living.



**Accommodation:**

Double-glazed entrance door to:

**Entrance Hall**

Door to the front. Radiator.

**Open Plan Kitchen/Living Area**

34' x 10' 9" ( 10.36m x 3.28m )

**Lounge Area**

Double-glazed window to the side. Radiator.

**Kitchen / Dining Area**

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a built-in double oven & an electric hob with integrated cooker hood over. There is also an integrated slimline dishwasher, integrated washing machine & integrated under-counter fridge. Radiator. Double-glazed windows to the side & rear.

**Bedroom One**

11' x 13' 5" ( 3.35m x 4.09m )

Double-glazed window to the front. Radiator.

**Bedroom Two**

11' x 13' 5" ( 3.35m x 4.09m )

Double-glazed window to the front. Radiator.

**Bedroom Three**

11' x 8' 8" ( 3.35m x 2.64m )

Double-glazed window to the side. Radiator.

**Bedroom Four**

10' 2" x 7' 1" ( 3.10m x 2.16m )

Double-glazed window to the rear. Radiator.

**Bathroom**

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

**Outside**

To the front of the property, a large gravelled driveway provides off-road parking for multiple vehicles & leads to the garage. The generous rear garden is fully enclosed & is mainly laid to lawn, alongside a large patio area.

**Location**

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



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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## Downham Road, Watlington, King's Lynn

- Four bedroom detached bungalow
- Open plan kitchen/living/dining space
- Generous bedrooms
- High levels of off-road parking
- Garage

Tenure: Freehold EPC Rating: D

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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