



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



view this property online williamhbrown.co.uk/Property/DHM112094



welcome to

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

Council Tax Band: C

£315,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DHM112094



Property Ref:
DHM112094 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk