



John Davis Way, Watlington, King's Lynn, PE33 0TD

welcome to

John Davis Way, Watlington, King's Lynn

Positioned upon a generous corner plot within a quiet cul-de-sac, this 3 bedroom detached bungalow offers fantastic scope for improvement & extension due to its fantastic plot size. The property boasts a large driveway & garage, all whilst being within walking distance to the mainline train station!



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Loft access. Radiator. Airing cupboard.

Lounge / Diner

23' 4" x 10' plus bay window (7.11m x 3.05m plus bay window)

Double-glazed bay window to the front & double-glazed window to the rear. Two radiators. Feature fireplace.

Kitchen

8' 4" x 9' 8" (2.54m x 2.95m)

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, and space for a freestanding cooker with cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine. Radiator. Double-glazed door to the rear leading to the rear garden.

Bedroom One

9' 9" x 12' 1" (2.97m x 3.68m)

Double-glazed window to the front. Radiator. Built-in storage cupboard.

Bedroom Two

10' 9" x 9' (3.28m x 2.74m)

Double-glazed window to the rear. Radiator. Built-in storage cupboard.

Bedroom Three

6' 3" x 9' 9" (1.91m x 2.97m)

Double-glazed window to the front. Radiator.

Bathroom

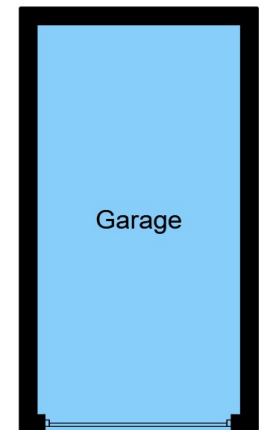
Fitted with WC, wash hand basin & shower cubicle. Radiator. Double-glazed window to the rear.

Outside

To the front of the property, a tarmac driveway provides off-road parking for several cars & leads to the garage. To the rear, the sizable garden offers a high level of privacy & is fully enclosed by timber fencing. The garden is mainly laid to lawn, alongside a patio area, and offers fantastic potential for the property to be extended subject to the correct planning permission being granted.



Floor Plan



Garage

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



check out more properties at williamhbrown.co.uk



welcome to

John Davis Way, Watlington, King's Lynn

- Three bedroom detached bungalow
- Large rear garden
- Potential to extend (stpp)
- Generous driveway + garage
- Quiet cul-de-sac location

Tenure: Freehold EPC Rating: Awaiting

£325,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
DHM112204 - 0002

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.



01366 387638



DownhamMarket@williamhbrown.co.uk



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



williamhbrown.co.uk