



**Cecil Close, Watlington, King's Lynn, PE33 0JS**



**welcome to**

**Cecil Close, Watlington, King's Lynn**

Chain free! Located within the popular & well-served village of Watlington, lies this spacious 4 bedroom detached family home, within walking distance to all local amenities. The property boasts 3 reception rooms, 2 bathrooms, garage, driveway parking & mature garden - must be seen!



**Accommodation:**

Double-glazed entrance door to:

**Entrance Hall**

Door to the front. Radiator.

**Lounge**

19' 7" x 11' 9" ( 5.97m x 3.58m )

Double-glazed window to the rear. Radiator. Feature fireplace. Double-glazed sliding patio doors to the rear leading to the conservatory.

**Conservatory**

Double-glazed windows to the sides & rear. Double-glazed sliding patio doors to the rear leading to the rear garden.

**Dining Room**

10' 1" x 11' 3" ( 3.07m x 3.43m )

Double-glazed window to the front. Radiator.

**Kitchen**

9' 1" x 11' 6" ( 2.77m x 3.51m )

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a low-level electric oven & an electric hob with stainless steel cooker hood over. Double-glazed window to the rear. Double-glazed door to the rear leading to the rear garden.

**Shower Room**

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

**First Floor Landing**

Stairs from the entrance hall. Loft access.

**Bedroom One**

13' 7" x 10' 2" ( 4.14m x 3.10m )

Double-glazed window to the front. Radiator. Storage cupboard.

**Bedroom Two**

11' x 9' ( 3.35m x 2.74m )

Double-glazed window to the rear. Radiator.

**Bedroom Three**

12' x 10' 1" ( 3.66m x 3.07m )

Double-glazed window to the front. Radiator.

**Bedroom Four**

9' 1" max x 9' 1" ( 2.77m max x 2.77m )

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

**W.C****Bathroom**

Fitted with WC, wash hand basin & bath. Storage cupboard. Double-glazed window to the rear.

**Outside**

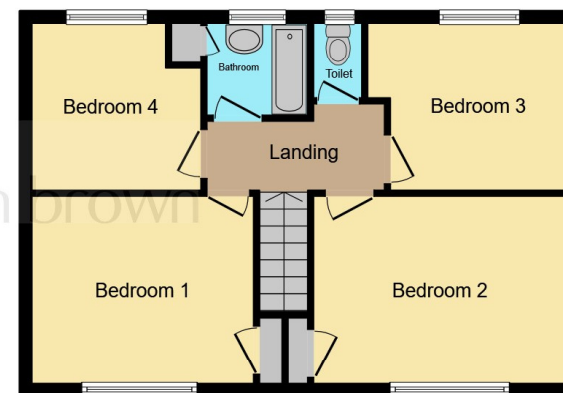
To the rear of the property, a hardstanding driveway provides off-road parking & leads to the garage. The property boasts a mature garden wrapping around the property; the garden is mainly laid to lawn, alongside a patio area & various plants, shrubs, trees & hedges.

**Agent's Note**

Heating to the property is served by electric heating. Please contact the branch for more details.



**Ground Floor**



**First 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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**welcome to**

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

- 4 bedroom detached house
- Ideal for young families
- No onward chain!
- Lounge, dining room + conservatory
- Garage + driveway parking

Tenure: Freehold EPC Rating: Awaited

# £290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM112248 - 0002

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**01366 387638**



[DownhamMarket@williamhbrown.co.uk](mailto:DownhamMarket@williamhbrown.co.uk)



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



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