



**Paige Close, Watlington, King's Lynn, PE33 0TQ**



**welcome to**

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

Chain free! Located within a peaceful cul-de-sac within the popular village of Watlington, this 3 bedroom detached bungalow offers flexible accommodation, with a modern kitchen, generous lounge/diner, comfortable bedrooms & wet room, plus off-road parking & a low-maintenance garden!



**Accommodation:**

Double-glazed entrance door to:

**Entrance Hall**

Door to the front. Storage cupboard.

**Lounge / Diner**

15' 8" x 10' 3" max ( 4.78m x 3.12m max )

Double-glazed window to the rear. Two radiators.

**Kitchen**

8' 9" min x 8' 9" min ( 2.67m min x 2.67m min )

This modern, fitted kitchen includes both wall & base units with work surfaces over, an enamel sink & drainer unit, an electric double oven & an electric hob with integrated cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine. Two built-in storage cupboards. Double-glazed window to the front. Double-glazed door to the side.

**Bedroom One**

12' 3" x 10' 3" ( 3.73m x 3.12m )

Double-glazed window to the rear. Fitted wardrobes. Two radiators.

**Bedroom Two**

9' 10" x 12' ( 3.00m x 3.66m )

Double-glazed window to the rear. Radiator.

**Bedroom Three**

7' 10" narrowing to 6' 1" x 8' 11" ( 2.39m narrowing to 6' 1" x 2.72m )

Double-glazed window to the front. Radiator.

**Wet Room**

Fitted with WC, wash hand basin & shower. Radiator.

Two double-glazed windows to the front.

**Outside**

To the front of property, a brickweave driveway provides off-road parking for 2 cars. To the rear, the low-maintenance garden has been beautifully maintained, offering a peaceful space from which to enjoy the outdoors. Here, you will find a patio area, a variety of plants, shrubs & trees, as well as various gravelled & slate areas.

**Agent's Note**

Please note that the current owner converted the bathroom into the current wet room with shower, however there is still plumbing for a bath ready to be connected if needed.



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

- 3 bedroom detached bungalow
- Lounge/diner + modern kitchen
- Wet room
- Low-maintenance rear garden
- Driveway parking

Tenure: Freehold EPC Rating: Awaiting

# £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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