



Kent Drive, Watlington, King's Lynn, PE33 0EZ

welcome to

Kent Drive, Watlington, King's Lynn

Chain free! A modern, four bedroom semi-detached town house, located within the sought-after village of Watlington. The property offers a large lounge & kitchen/diner, generous bedrooms, & en suite, plus garage & good-sized rear garden. Must be seen!



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Stairs to first floor landing. Storage cupboard. Radiator.

Cloakroom

Fitted with WC and wash hand basin. Radiator.

Lounge

16' 11" x 11' (5.16m x 3.35m)

Two sets of double-glazed French doors leading to the rear garden. Radiator. Telephone and television points. French doors leading to:

Kitchen / Diner

15' 3" x 9' 7" (4.65m x 2.92m)

This fitted kitchen includes both wall and base units with work surfaces over, a sink and drainer unit, a built-in electric oven, and a hob with cooker hood over. There is also plumbing for a washing machine, as well as an integrated dishwasher. Central heating boiler. Double-glazed window to the front.

First Floor Landing

Stairs to second floor. Airing cupboard & storage cupboard. Double-glazed window to front.

Bedroom Two

12' 4" x 9' 10" (3.76m x 3.00m)

Double-glazed window to the front. Radiator. Television point.

Bedroom Three

9' 6" max x 8' 10" max (2.90m max x 2.69m max)

Double-glazed window to the rear. Radiator. Television point.

Bedroom Four

8' 10" x 7' 1" (2.69m x 2.16m)

Double-glazed window to the rear. Radiator. Television point.

Bathroom

Fitted with WC, wash hand basin and panelled bath with mixer taps and shower over. Radiator & extractor fan.

Second Floor Landing

Double-glazed window to the side. Opening to principal bedroom.

Bedroom One

19' 10" x 13' 7" (6.05m x 4.14m)

Double-glazed window to the front and double-glazed skylight window to the rear. Radiator. Loft access.

En Suite

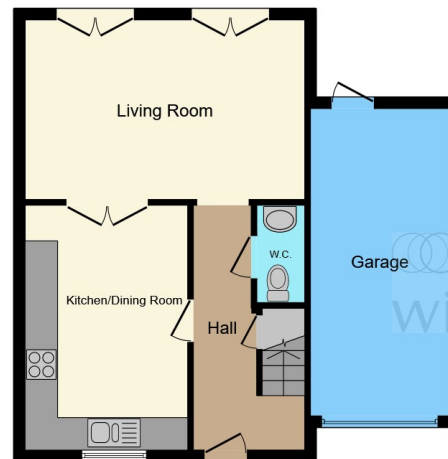
Fitted with WC, wash hand basin and shower cubicle. Shaver point. Radiator. Double-glazed window to the rear.

Outside

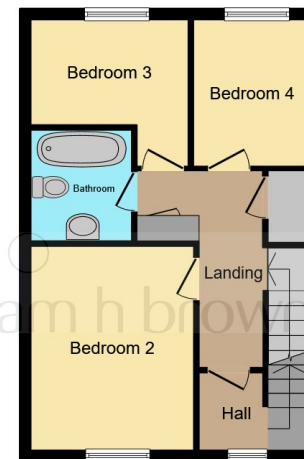
To the front of the property, a pathway lined with shrubs to either side leads to the entrance door with storm canopy and outside light. The driveway to the side of the property provides parking and leads to the garage. To the rear, the enclosed garden is mainly laid to lawn with a patio area.

Garage

Up & over door. Personal door to the side.



Ground Floor



First Floor



Second 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



check out more properties at williamhbrown.co.uk



welcome to

Kent Drive, Watlington, King's Lynn

- Four bedroom semi-detached house
- Garage + parking
- Rear garden
- Close to station + village amenities
- WC, en suite + bathroom

Tenure: Freehold EPC Rating: C

£240,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
DHM112390 - 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