



**John Davis Way, Watlington, King's Lynn, PE33 0TB**

**welcome to**

**John Davis Way, Watlington, King's Lynn**

A beautifully presented 3 bedroom semi-detached house in the ever popular village of Watlington, just a short walk from the mainline train station. The property offers modern living throughout & boasts an open plan kitchen/dining area, lounge, WC, 3 bedrooms, en suite, garage & garden.



### Accommodation:

Double-glazed entrance door to:

### Entrance Hall

Door to the front. Radiator. Double-glazed window to the front. Stairs leading to the first floor landing with under-stairs storage cupboard.

### Cloakroom

Fitted with WC & wash hand basin. Radiator. Double-glazed window to the front.

### Lounge

16' 2" x 15' 4" ( 4.93m x 4.67m )

Irregular shaped room. Two double-glazed windows to the front. Two radiators. Double-glazed French doors to the rear leading to the rear garden.

### Kitchen

16' 2" x 12' 6" ( 4.93m x 3.81m )

This fitted kitchen includes both wall and base units with work surfaces over, a stainless steel sink and drainer unit, an electric oven and a gas hob with cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine & dishwasher. Radiator. Double-glazed window to the side. Double-glazed French doors leading to the rear garden.

### First Floor Landing

Stairs from the entrance hall. Airing cupboard. Loft access. Double-glazed window to the front.

### Bedroom One

11' x 9' 6" ( 3.35m x 2.90m )

Double-glazed window to the rear. Radiator.

### En Suite

Fitted with WC, wash hand basin, and shower cubicle. Heated towel rail. Double-glazed window to the rear.

### Bedroom Two

15' 3" x 8' 6" ( 4.65m x 2.59m )

Irregular shaped room. Two double-glazed windows to the front. Radiator.

### Bedroom Three

11' x 9' 6" ( 3.35m x 2.90m )

Double-glazed window to the rear. Radiator.

### Bathroom

Fitted with WC, wash hand basin and bath with shower over. Radiator. Airing cupboard. Double-glazed window to the front.

### Outside

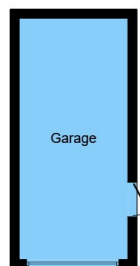
To the side of the property, there is a tarmac driveway providing off-road parking for two cars & leading to the garage. The well-maintained, enclosed rear garden is mainly laid to lawn, alongside a patio area covered by a pagoda, and various plants & shrubs.



Ground Floor



First Floor



Garage

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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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## **John Davis Way, Watlington, King's Lynn**

- 3 bedroom semi-detached house
- Open plan kitchen/diner
- WC, en suite + family bathroom
- Driveway parking + garage
- Rear garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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