



THE STORY OF

# Corner House

*Watlington, Norfolk*

**SOWERBYS**

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# Corner House

5 Hawthorn Close, Watlington,  
King's Lynn, PE33 0HD

Detached Family Home

25Ft Sitting Room with Log-Burner

Kitchen/Breakfast Room with Adjoining Utility Room

Conservatory, Dining Room and Study

Three Double Bedrooms and One Further Bedroom

En-Suite to Principal Bedroom

Corner Plot in a Cul-De-Sac Location

Double Garage and Ample Off Road Parking

Enclosed, Private Rear Garden

Close to Local Amenities

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“We love how bright and homely it is.”

Corner House's charm lies in its inviting features: the spaciousness, the garden's greenery, the garage - which is now a gym, and the secluded privacy it offers.

Nestled at the end of a quiet cul-de-sac, this family home enjoys a private position and has bright and airy accommodation throughout.

A favourite spot for our sellers is the sitting room, with a cosy log-burner and dual aspect windows flooding the room with natural light, it's the perfect spot to relax and unwind. Opening through to

the dining room, this space is ideal for more formal gathering.

For those that need to work from home, or want a quiet space to retreat to, there is also a useful study on the ground floor.

The kitchen/breakfast room has plenty of workspace for the avid cook and it further benefits from a useful adjoining utility room. Serving as a hub for socialising, or a calming place to have your morning tea, the kitchen seamlessly connects to the conservatory, and in-turn the garden, making hosting barbecues a breeze.





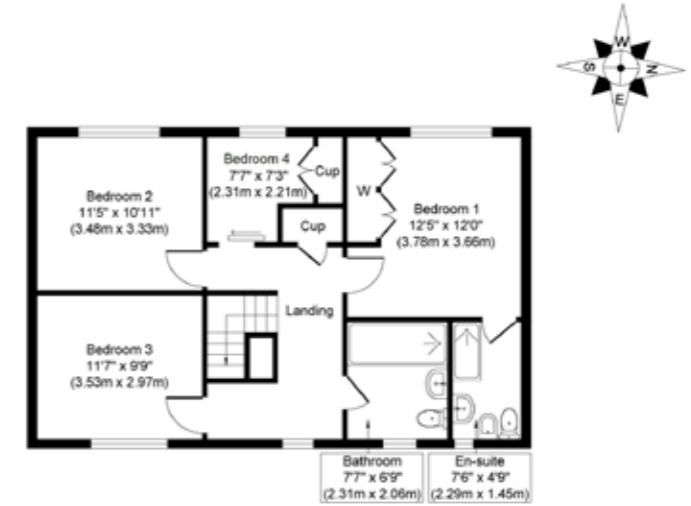
Upstairs, a bright landing leads to four bedrooms, three of which are doubles. The primary bedroom benefits from an en-suite shower room, whilst the others are well-served by the family bathroom.

Outside, Corner House has an impressive frontage. A large driveway leads to the double garage ensuring ample parking, flanked by mature hedges and greenery to soften the look.

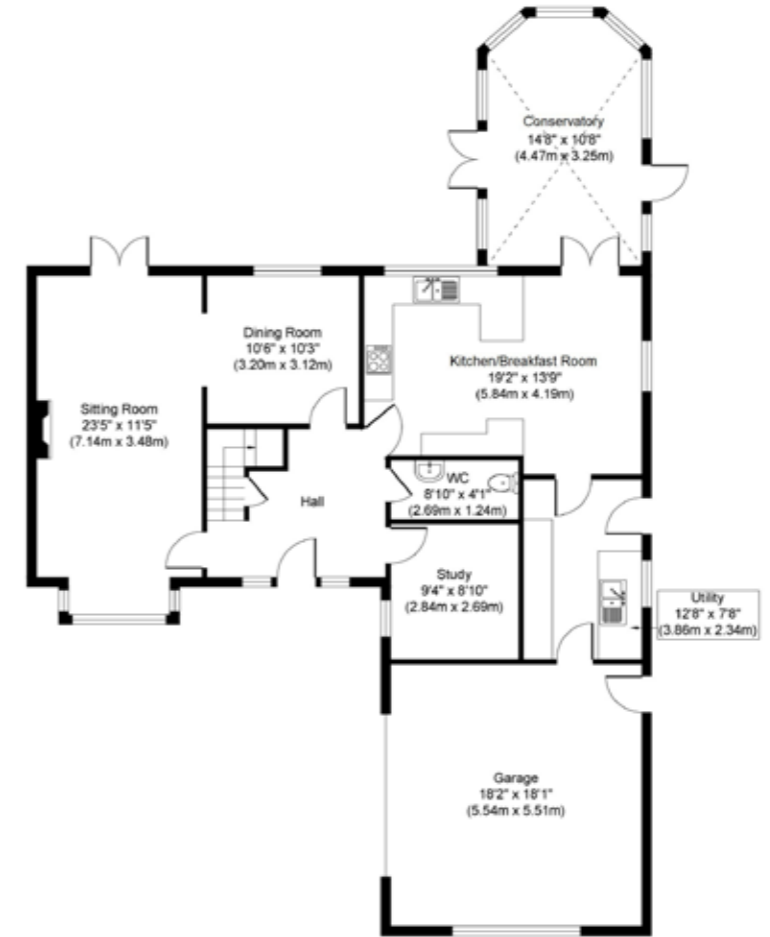
The enclosed rear garden offers complete privacy for children to play, have barbecues with friends under the pergola, or to simply relax in your own green space.

With its tranquil location, beautiful gardens, and adaptable space, Corner House makes for a wonderful home.





First Floor  
Approximate Floor Area  
696 sq. ft  
(64.66 sq. m)



Ground Floor  
Approximate Floor Area  
1488 sq. ft  
(138.27 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS



# Watlington

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small village, Watlington is situated approximately 8 miles south of King's Lynn and close to the market town of Downham Market. The village has a mainline rail link to King's Lynn, Cambridge and London King's Cross with many local amenities including a doctors surgery, primary school, post office, village store, social club, public house and the Church of St Peter and St Paul.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance,

ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there, With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.



Note from the Vendor



Castle Acre

“There are so many lovely places to visit nearby, such as Thetford Forest, Castle Acre, and the coast to name a few.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9567-3009-5201-3689-6204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///dumplings.clapper.rockets

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# SOWERBYS



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