



# 4 John Davis Way

WATLINGTON

**SOWERBYS**

Land & New Homes Specialists

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INTRODUCING

# 4 John Davis Way

Watlington, King's Lynn,  
Norfolk, PE33 0TD

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New Build Bungalow

Principal Bedroom with En-suite  
and Two Further Bedrooms

Sociable Kitchen, Dining and Living Space

Living Accommodation Approx 930 Sq. Ft.

EV Charging Point, PV Panels and Battery Storage

Off Road Parking

Gas Central Heating and Underfloor Heating

Enclosed, Lawned Rear Garden

A Rated EPC Prediction

10 Year Build Zone Warranty

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Nestled in a prime location, this meticulously crafted bungalow represents contemporary living at its finest.

The property boasts a thoughtfully designed interior, featuring an inviting open-plan kitchen, dining, and family room, which creates a seamless, sociable living space, perfect for modern family life.

Three well-proportioned bedrooms provide comfortable accommodation, complemented by a modern family bathroom that combines functionality with style.

The home's practical layout is enhanced by convenient off-road parking, while the rear garden offers a tranquil, lawned outdoor space ideal for relaxation and family gatherings.

Built to a high specification, this bungalow delivers a harmonious blend of comfort, quality, and contemporary design, making it an attractive proposition for discerning homeowners seeking a move-in ready property.





# Specification

## EXTERNAL FINISHES

- Pan Clay Red Roofing over Antique styled Red Brickwork
- Cream UPVC Woodgrain Windows, Doors and Fascia's
- Gravel Grid Entrance and Shingle Driveway
- Grey Sandstone Pathways and Rear Patio
- Timber Gate and Fencing
- Rear Turfed Lawn
- Planted Rear Hedge
- Outside Tap

## INTERNAL FINISHES

- Neutral Farrow & Ball Coloured Walls, Ceilings and Woodwork
- Chrome Door Handles
- Natural Wood Coloured Luxury Vinyl Floor Tiling
- Mix of Spotlighting and Pendant Lighting

## KITCHEN FINISHES

- Grey Blue Coloured Base and Wall Units with Chrome Handles
- Natural Oak Laminate Worktops and Upstands
- Black Glass Splashback
- Inset Undermount Composite Sink
- Integrated Hob, Oven, Extractor, Fridge, Freezer, Dishwasher and Washing Machine

## BATHROOM FINISHES

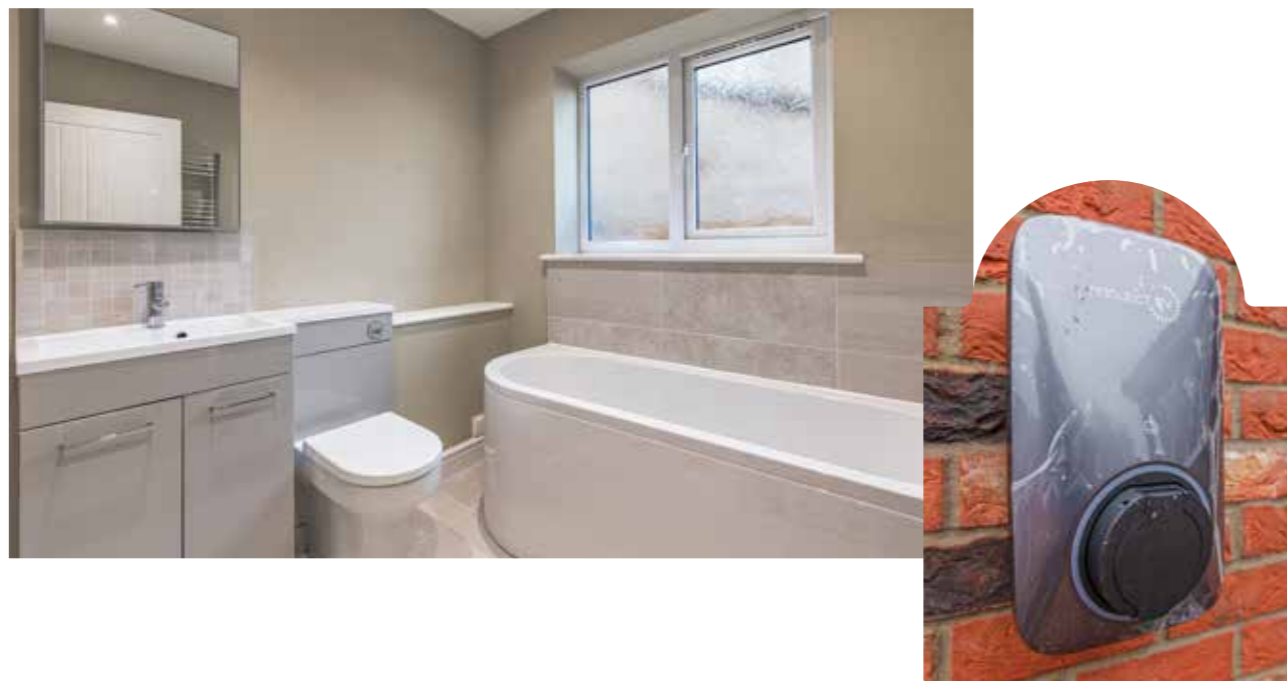
- Stone Coloured Vanity Unit with White Sanitary Wear and Chrome Fittings
- Shaver Point
- Backlit Wall Mirror
- Chrome Wall Mounted Towel Rail to Bathroom
- Stone Effect Matt Grey Porcelain Floor Tiling

## GENERAL INFORMATION

- Build Zone 10 Year Warranty
- Main Gas, Electricity, Water and Drainage
- Underfloor Heating
- PV Panels with Battery Storage
- EV Charging Point
- Smoke Detection System



Approximate Floor Area  
939 sq. ft  
(87.19 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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# Watlington

A QUIET VILLAGE WITH  
PLENTY OF CHARM

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. 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 Sowerbys*



Watlington Church

“Watlington is a charming village where you can enjoy peaceful countryside living.”



## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Underfloor heating.  
PV Panels with battery storage and EV Charging point.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

Predicted energy efficiency rating: A.

The properties will have a SAP assessment carried out as part of building regulations when completed.

## TENURE

Freehold.

## LOCATION

What3words: ///skim.repaying.forced

## AGENT'S NOTE

Some photos have been virtually staged to show how the property could look once furnished and are for representation only.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



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