



Dunvegan Lynn Road, Watlington, King's Lynn, PE33 0HG

welcome to

Dunvegan Lynn Road, Watlington, King's Lynn

A spacious 3 bedroom detached bungalow with generous gardens with a patio area to the rear! Located in the popular village of Watlington and benefitted by gas central heating and double glazing! Viewing is highly recommended!



William H Brown are delighted to present this deceptively spacious 3 double bedroom extended detached bungalow situated in a non-estate location with secluded gardens and garage. Comprising porch, entrance hall, utility/cloakroom, snug/living room, inner hall, 3 bedrooms, bathroom, kitchen/breakfast room, generous rear garden.

The property is benefitted by gas central heating, double glazing, single garage and secluded gardens. It is situated within the quiet and popular village of Watlington, with amenities such as a local shop, pub and school as well as train links to London, Cambridge and King's Lynn.

Porch

UPVC double glazed entrance door to:

Entrance Hall

13' 8" x 4' 1" (4.17m x 1.24m)

Dado rail, ceiling beams, access to loft space, radiator, doors to bathroom, utility and bedroom

Utility Room / Cloakroom

6' 4" x 6' (1.93m x 1.83m)

Hand wash basin with cupboard under, low level WC, space and plumbing for washing machine, space for fridge freezer, frosted window to rear aspect, tiled walls.

Living Room / Snug

27' 5" max x 15' 9" max (8.36m max x 4.80m max)

Multi-fuel burner inset to brick fire place with oak beam and quarry tiled hearth, twin aspect window with views of the rear garden, gas boiler, two radiators, built in shelving and display units, television and telephone points, french doors leading to raised patio and glazed door to:

Inner Hall

12' x 2' 9" (3.66m x 0.84m)

Doors leading to bedroom 1 and 2.

Bedroom 1

15' 10" x 12' (4.83m x 3.66m)

French doors leading to garden, radiator, ceiling lights, television and telephone points.

Bedroom 2

12' 5" x 12' (3.78m x 3.66m)

Window to side aspect, radiator, television and telephone points.

Bedroom 3

10' 7" x 9' 4" (3.23m x 2.84m)

Radiator, window to front aspect, television and telephone points.

Bathroom

10' 7" x 9' 1" (3.23m x 2.77m)

Suite comprising corner panelled bath, hand wash basin inset to tiled work surface, storage cupboard under, low level WC with concealed cistern, built in cupboard, window to rear aspect, double shower cubicle, radiator, fitted mirror, ceiling beams, exposed woodwork, airing cupboard.

Kitchen / Breakfast Room

15' 8" x 12' 7" (4.78m x 3.84m)

Fitted units at base and wall level, tiled worktop over, 1 1/2 bowl sink with mixer tap over, oven with 4 ring ceramic hob over, cooker hood over in decorative surround, larder cupboard, window to front aspect, ceiling beams, breakfast bar with brick base and tiled worktop over, telephone point.

Outside

The property is accessed via double gates. To the front is a garden laid mainly to lawn, enclosed by a mature beech hedge, flowers and shrubs to the front as well as fenced boundaries. Outside lighting.

To the rear of the property is a raised L-shaped patio, brick wall surround, outside tap, outside lighting, rear garden laid mainly to lawn, flower and shrub borders, garden pond, pathway leading to greenhouse, gated access to storage area, raised seating area, enclosed by hedged boundaries.

Single Garage

17' x 8' 8" (5.18m x 2.64m)

Power and lighting, window and door to the rear aspect.

Workshop

10' x 10' 10" (3.05m x 3.30m)

Power and lighting, double glazed window and door.



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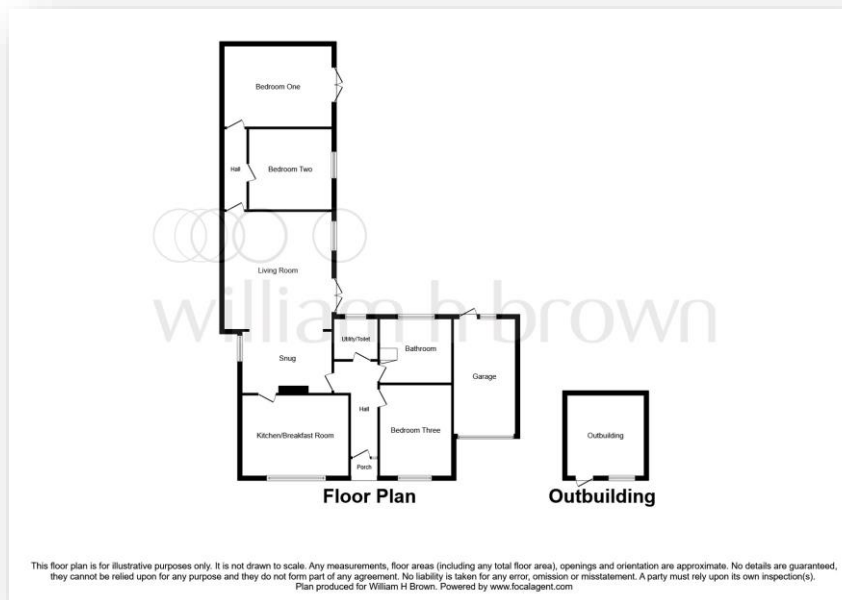
welcome to

Dunvegan Lynn Road, Watlington, King's Lynn

- Spacious detached bungalow
- 3 bedrooms
- Non estate location
- Generous rear garden with raised patio area
- Large living room/snug
- Single garage and workshop
- Gas central heating and double glazing

Tenure: Freehold EPC Rating: D

offers in excess of **£315,000**



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Property Ref:
KLN115597 - 0003

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