

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



welcome to

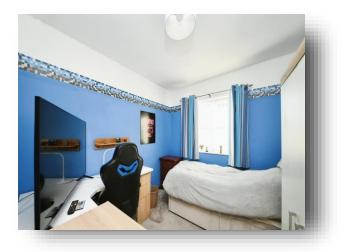
Kent Drive, Watlington, King's Lynn

Located in the popular village of Watlington is this beautifully presented three bedroom semi detached family home which is being offered with no onward chain. Viewing highly recommended.













Entrance Door To:-Entrance Hall Radiator, stairs to first floor

Cloakroom Low level WC, wash hand basin, radiator

Kitchen

9' 11" x 8' 1" (3.02m x 2.46m) Range of base and wall units, roll edge work top, inset ceramic sink with mixer tap over, space for washing machine/dishwasher and American-style fridge freezer, built-in oven, electric hob, part tiled walls, radiator, double glazed window

Lounge

15' 1" x 12' 8" (4.60m x 3.86m) Radiator, opening to:-

Sun Lounge

9' 4" x 6' 5" (2.84m x 1.96m) UPVC construction under polycarbonate roof, radiator,, wood effect laminate floor

Utility Room

9' 5" x 6' 5" (2.87m x 1.96m) Base units with inset circular sink with mixer tap over, space and plumbing for washing machine and dryer/ dishwasher, double glazed windows and double glazed door to rear, polycarbonate roof, wood effect laminate floor, tall storage cupboard

First Floor Landing

Loft hatch

Bedroom One

12' 9" to fitted wardrobes x 9' 3" (3.89m to fitted wardrobes x 2.82m) Double glazed window, radiator

Bedroom Two

9' 1" x 6' 3" (2.77m x 1.91m) Double glazed window, radiator

Bedroom Three

9' 1" x 8' 5" (2.77m x 2.57m) Double glazed window, radiator

Bathroom

Corner bath, low level WC, wash hand basin, shower cubicle, heated towel rail, tiled floor and walls, extractor fan, inset spotlights

Outside

Off road parking to the front. The rear garden is laid to slab and slate chippings for easy maintenance. The property also benefits from a summer house with power and light, as well as a small shed.





welcome to

Kent Drive, Watlington, King's Lynn

- Popular Village of Watlington
- Semi Detached House
- Three Bedrooms
- Cloakroom
- Sun Room .

Tenure: Freehold EPC Rating: D

offers in excess of

£230,000





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Property Ref: KLN117809 - 0006 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.

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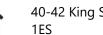
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Please note the marker reflects the

postcode not the actual property

Watlington Community Primary Scho Map data @2024



40-42 King Street, KING'S LYNN, Norfolk, PE30



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