



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.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN117809 - 0006

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