



**Station Road, Watlington, King's Lynn, PE33 0JF**



**welcome to**

**Station Road, Watlington, King's Lynn**

William H Brown are delighted to offer to market this spacious two bedroom bungalow, sat on a good sized plot, located in the popular village of Watlington. Complete with ample driveway parking and a garage, viewing is highly recommended!



**Entrance Porch/Utility**

Base Unit, Space for Washing Machine and Tumble Dryer

**Kitchen**

13' 10" x 17' ( 4.22m x 5.18m )  
Wall and Base Units, Sink and Mixer tap, Electric Oven and Hob with Extractor over, Space for Fridge/Freezer

**Lounge/Dining Room**

17' 10" x 17' 5" ( 5.44m x 5.31m )  
Window to front, Radiators x2, Fireplace

**Conservatory**

Patio Doors to Rear

**Bedroom One**

13' 10" x 9' 8" ( 4.22m x 2.95m )  
Window to front and rear, Radiator

**Bedroom Two**

11' 10" x 9' 7" ( 3.61m x 2.92m )  
Window to side, Radiator

**Shower Room**

Shower, WC, Hand Wash Basin, Radiator, Window

**Outside**

Driveway Parking to Garage, Front Garden Laid to Lawn, Enclosed Rear Garden, Mainly Laid to Lawn with a Patio Area



**Floor Plan**

**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Station Road, Watlington, King's Lynn**

- Detached Bungalow
- Potential to Extend (STPP)
- Two Bedrooms
- Ample Driveway Parking and Garage
- Kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £230,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KLN119230 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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