



Norfolk View, Downham Road, Watlington, King's Lynn, PE33 0HS

welcome to

Norfolk View, Downham Road, Watlington, King's Lynn

Plot 5 The Bure - A high specification, Spacious 3 bed detached bungalow in an idyllic cul-de-sac setting. This BRAND NEW home boasts a underfloor heating, two parking spaces, garage and a fully integrated Kitchen

Location

Located 7 miles south of King's Lynn and 8 miles north of Downham Market, Watlington is a quintessentially beautiful Norfolk village. The village's history dates back to the 12th century, with early landowners including the Bardolphs of Wormegay and Stow.

The church in Watlington, dedicated to St Peter and St Paul, exhibits medieval architecture with Norman origins, predominantly constructed from carstone. The village green serves as a focal point, with the Angel public house opposite and the village store and post office in close proximity. National Cycle Route 11 runs through Watlington, offering excellent cycling connections to neighbouring towns.

Additionally, the area features the new wildlife reserve, Watatunga, a sprawling 170-acre sanctuary in West Norfolk teeming with diverse wildlife, including over twenty species of ungulates and rare birds, set amidst woodlands, grasslands, and lakes.

Easily accessible via the A10 and boasting a railway station on the King's Lynn to Cambridge and London line, Watlington offers ruralliving with the convenience to explore Norfolk and beyond.

Entrance Hall

Kitchen/ Diner

12' 10" x 11' 6" (3.91m x 3.51m)

Lounge

15' 4" x 11' 6" (4.67m x 3.51m)

Bedroom One

13' 5" x 10' 11" (4.09m x 3.33m)

En-Suite

8' 6" x 4' 1" (2.59m x 1.24m)

Bedroom Two

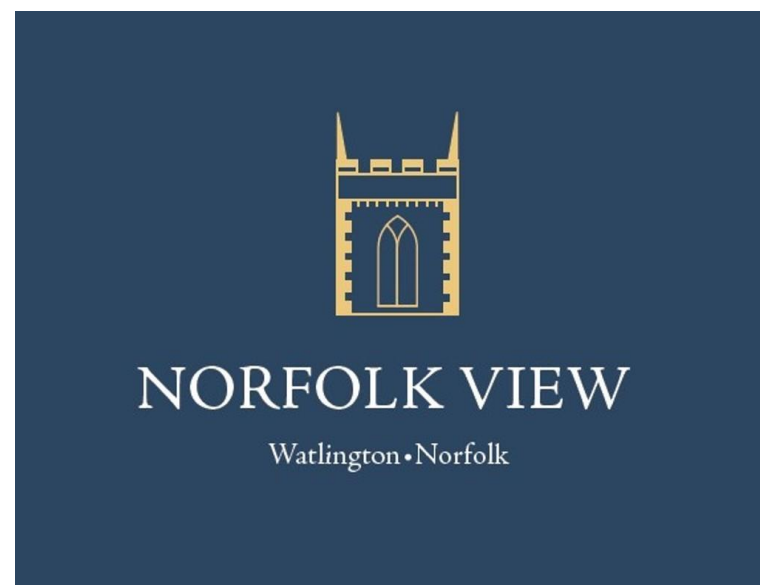
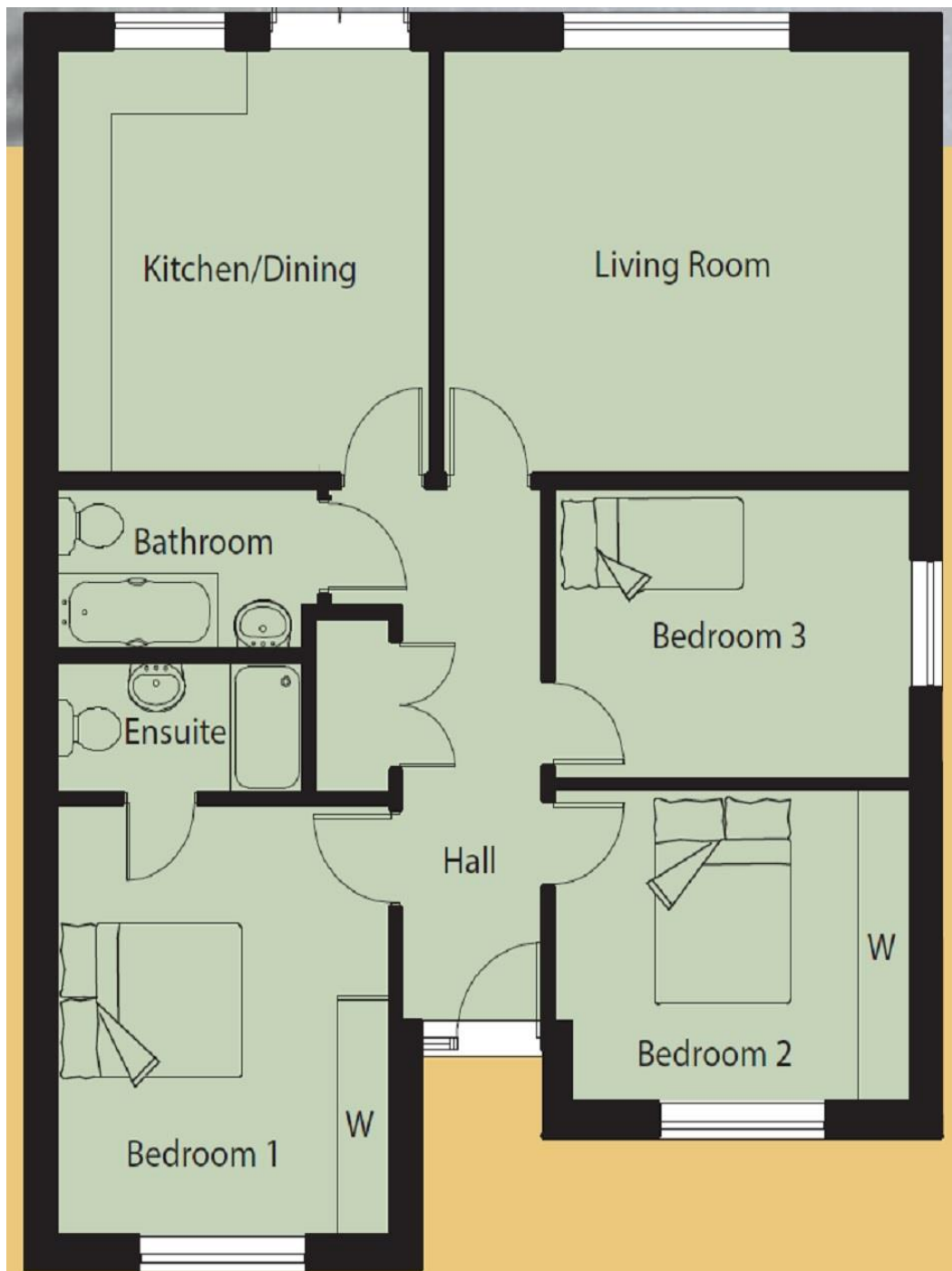
10' 11" x 10' (3.33m x 3.05m)

Bedroom Three

10' 11" x 9' (3.33m x 2.74m)

Bathroom

8' 6" x 5' 3" (2.59m x 1.60m)



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**Norfolk View, Downham Road,
Watlington, King's Lynn**

- BRAND NEW
- Detached 3 Bed Bungalow
- Master Bedroom with En-suite
- Underfloor heating
- Buildzone 10 Year Warranty

Tenure: Freehold EPC Rating: Exempt

£385,000



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Property Ref:
KLN118675 - 0007

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william h brown



01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



williamhbrown.co.uk