



Nene Road, Watlington, King's Lynn, PE33 0TP

welcome to

Nene Road, Watlington, King's Lynn

Located in the popular village of Watlington with good local amenities including, train station, convenience store/post office, primary school, public house and doctors surgery is this four/five bedroom detached family home. Viewings are highly recommended!



Entrance Hall

UPVC Double glazed door to front aspect with matching side panel leads into the property, radiator, stairs to first floor

Cloakroom

UPVC double glazed frosted window to front, low level WC, wash hand basin, radiator, UPVC double glazed frosted window to front

Reception Room

11' 5" x 7' 10" (3.48m x 2.39m)
UPVC double glazed window to garden, radiator

Lounge

20' 7" x 10' 9" (6.27m x 3.28m)
UPVC double glazed window to front, sliding UPVC double glazed door to garden.

Kitchen/Diner/Family Room

27' 7" max x 16' 8" max (8.41m max x 5.08m max)

Kitchen Area

Modern fitted kitchen with a range of wall and base units, worksurface over with inset one and half bowl. integral appliances include dishwasher, fridge/freezer, electric double oven, five burner gas hob with cooker hood over.

Diner/Family Room

UPVC Double glazed window to rear, bifold doors into garden

Utility Room

7' 9" x 8' 4" (2.36m x 2.54m)
Boiler, inset stainless steel sink, space for appliances, storage cupboards under worktop

First Floor Landing

Access to loft, UPVC double glazed window to front, radiator, airing cupboard housing hot water tank, doors to all four bedrooms and bathroom.

Bedroom One

11' 6" x 10' 8" (3.51m x 3.25m)
UPVC double glazed window to rear, radiator

En-Suite

UPVC Double glazed window to rear, shower cubicle, wash hand basin and Wc, radiator, shaver point

Bedroom Two

11' 5" x 9' 9" (3.48m x 2.97m)
UPVC double glazed window to rear, radiator

Bedroom Three

UPVC double glazed window to front, radiator

Bedroom Four

7' 6" x 6' (2.29m x 1.83m)
UPVC double glazed window to front, radiator, built in wardrobe

Bathroom

Bath with shower head over, wash hand basin, low level wc, radiator, extractor fan

Outside

Driveway to front providing off road parking

Low maintenance rear garden enclosed by fencing with patio/gravelled area, summer house, timber bbq area

Garage/Storage

Up and over door, please note the garage has been part converted to create a utility room to the rear so the garage is for storage only.



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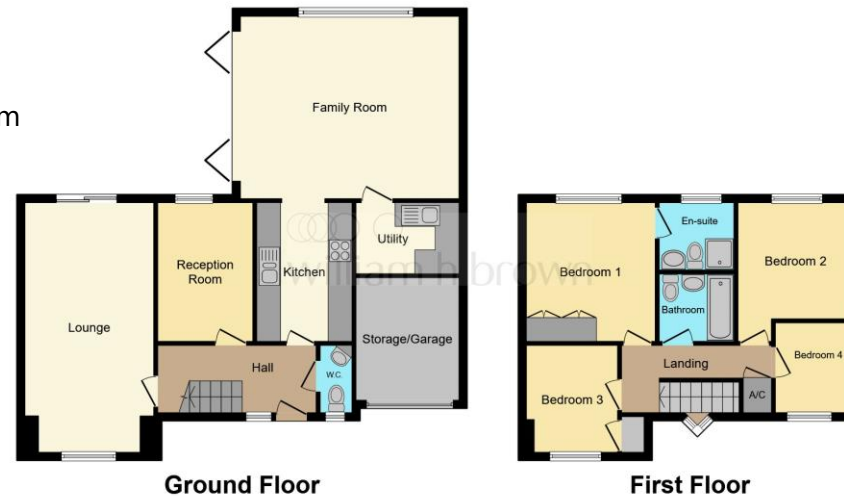
Nene Road, Watlington, King's Lynn

- Detached Four/Five Bedroom Family Home
- Beautiful Open Plan Kitchen/Diner/Family Room
- Separate Lounge
- Versatile Ground Floor Reception/Bedroom
- Utility Room & Ground Floor Cloakroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£350,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN119446 - 0003

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