



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

welcome to

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

Combining contemporary design with practical family living, this brand-new home offers spacious accommodation, a private garden and a stylish finish throughout. Perfect for first-time buyers and families alike, it's an opportunity to enjoy all the benefits of modern new-build living.

Accommodation:

Entrance Hall

Door to the front. Stairs leading to the first floor landing.

Cloakroom

Fitted with WC & wash hand basin. Double-glazed window to the side.

Lounge

Double-glazed window to the front.

Kitchen/Diner

Double-glazed French doors to the rear leading to the rear garden.

First Floor Landing

Stairs from the entrance hall.

Bedroom One

Double-glazed window to the rear.

En Suite

Double-glazed window to the rear.

Bedroom Two

Double-glazed window to the front.

Bedroom Three

Double-glazed window to the front.

Bathroom

Outside

Driveway parking. Enclosed rear garden.





Specification

- Bespoke development of luxury homes built by local developer utilising locally sourced materials.
- Energy efficient AirSource heat pump provides underfloor heating at ground level with wall-mounted emitters to the first floor.
- High quality windows.
- Excellent quality shaker kitchens with integrated appliances including; cooker and dishwasher. Kitchen colour can be chosen depending on build stage.
- High Quality sanitary ware to bathrooms and en-suites.
- Bathrooms to upper levels having 'performance showers wet underfloor system.
- Quality finish throughout.
- Extra large Garages on all detached Plots.
- Mechanical ventilation system.
- Master bedrooms with en-suites.
- Turfed front gardens with seeded rear.
- 10 year ICW warranty.
- Landscaping designed by well known local landscape designer.
- Sensitive landscaping to building environment to promote enhancement of the local ecology.
- Bespoke options and choices available depending on build stage.



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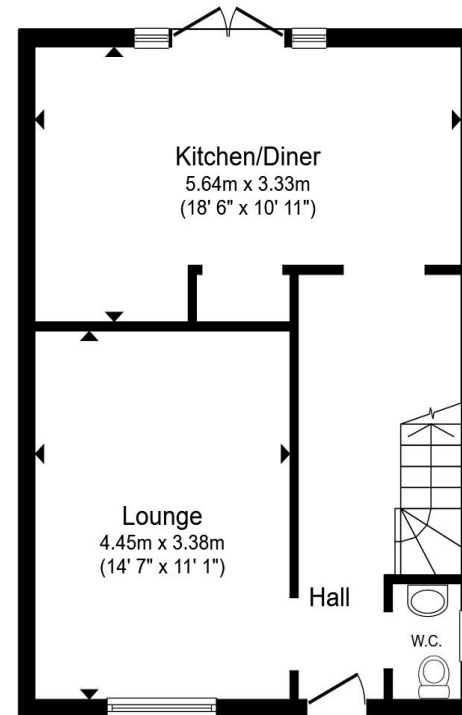
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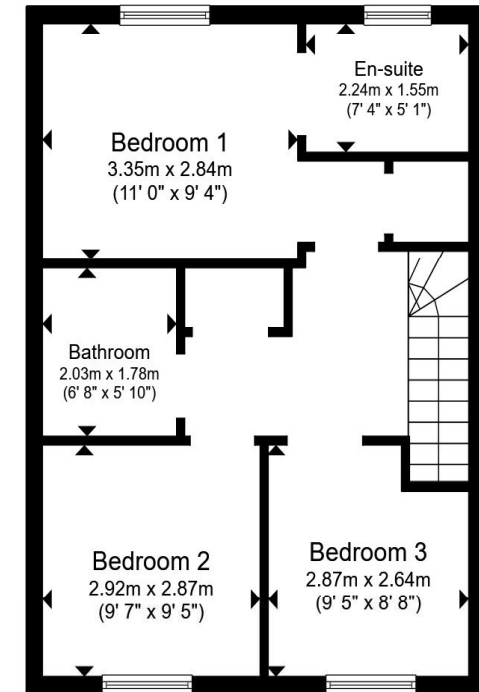
- Brand-new semi-detached house
- Three well-proportioned bedrooms
- Principal bedroom with en suite
- Spacious 18ft kitchen/diner
- Ground-floor cloakroom/WC

Tenure: Freehold EPC Rating: Exempt

£300,000



Ground Floor



First Floor

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.propertybox.io


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Property Ref:
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