



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

**welcome to**

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

Located in the popular villages of Watlington which has good local amenities including local convenience store/post office, doctors surgery, primary school, public house and main line station. Viewing highly recommended for this extremely spacious three bedroom detached character home.



### **Entrance Door To:-**

### **Entrance Porch**

Door to:-

### **Lounge**

16' 8" x 24' into recess ( 5.08m x 7.32m into recess )

Large Inglenook fireplace, two double glazed windows, oak wood flooring, two radiators, double doors to:-

### **Dining Area**

26' 5" x 10' 8" ( 8.05m x 3.25m )

Range of base and wall units, roll edge work top, inset sink with mixer tap over, built-in oven, electric hob, extractor over, space for dishwasher and fridge freezer, ceramic tiled floor, double glazed window

### **Study**

### **Family Bathroom**

8' 4" x 8' 3" ( 2.54m x 2.51m )

Beautifully fitted with a stand alone ball and claw roll top bath with mixer tap, low level WC, wash hand basin, heated towel rail, part tiled walls, wood effect laminate floor, double glazed window

### **First Floor Landing**

Airing cupboard housing gas boiler

### **Bedroom One**

14' 1" x 11' 6" ( 4.29m x 3.51m )

Double glazed window, radiator, loft access

### **Bedroom Two**

11' 2" x 8' 9" ( 3.40m x 2.67m )

Double glazed window, radiator, built-in wardrobe

### **Bedroom Three**

9' 9" x 9' 2" ( 2.97m x 2.79m )

Double glazed window, radiator, wood effect laminate floor

### **Shower Room**

Walk-in double shower cubicle, low level WC, wash hand basin, double glazed window, tiled walls

### **Outside**

To the side of the property is a shared drive giving access via double gates to the garden which also has parking for approximately two cars.



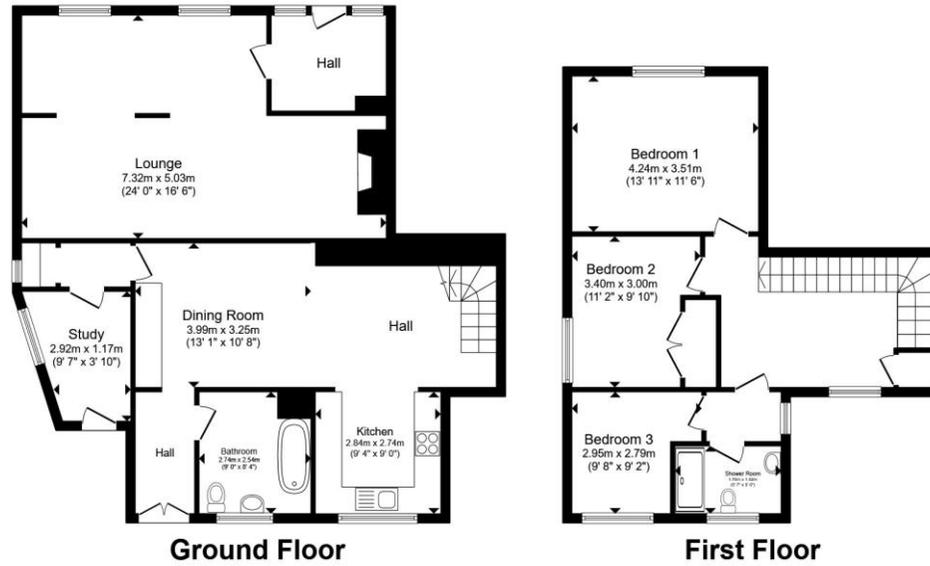
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welcome to  
**Downham Road, Watlington,  
 King's Lynn**

- Popular Village of Watlington
- Spacious Family Home
- Two Reception Rooms
- Kitchen
- Family Bathroom

Tenure: Freehold EPC Rating: Awaiting  
 Council Tax Band: B



**£325,000**

Total floor area 152.6 m<sup>2</sup> (1,642 sq.ft.) approx  
 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
 KLN119699 - 0003

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