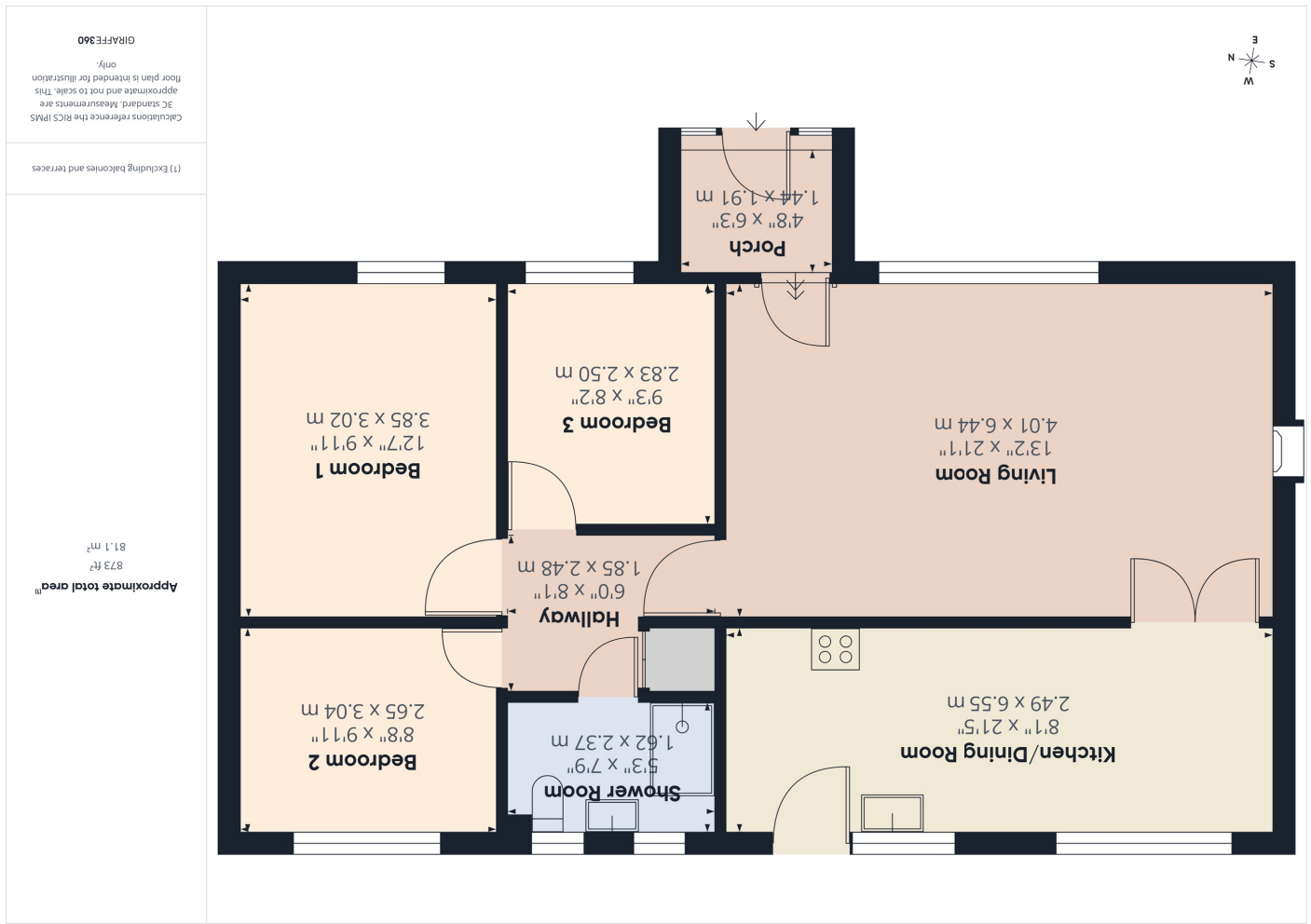


Approximate total area(1)

873 ft²

81.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax Band - C

19 Warren Close, Watlington, King's Lynn, Norfolk, PE33 0TA

£290,000

- 3 Bedroom Detached Bungalow
- Kitchen/Dining Room
- Popular Well Served Village
- Living Room
- UPVC Double Glazing & Gas Central Heating
- NO CHAIN!
- Shower Room
- Garage & Driveway
- West Facing Enclosed Garden
- Small Cul-De-Sac Estate

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Property Detail

A great opportunity to purchase this three-bedroom detached bungalow tucked away in a quiet cul-de-sac within the popular village of Watlington. Boasting a spacious living room, kitchen/dining room, garage, driveway and a private west-facing garden, this well-located home offers comfortable single-storey living with excellent local amenities and a mainline railway station nearby.















Bedroom 1
12' 7" x 9' 11" (3.84m x 3.02m)

Kitchen/Dining Room
8' 1" x 21' 5" (2.46m x 6.53m)

Shower Room
5' 3" x 7' 9" (1.60m x 2.36m)

Hallway
6' 0" x 8' 1" (1.83m x 2.46m)

Bedroom 3
9' 3" x 8' 2" (2.82m x 2.49m)

Porch
4' 8" x 6' 3" (1.42m x 1.91m)

Bedroom 2
8' 8" x 9' 11" (2.64m x 3.02m)

Living Room
13' 2" x 21' 1" (4.01m x 6.43m)

Location
Watlington is a well-served village on the A10 corridor between Downham Market and King's Lynn, with its own station on the Fen Line to Cambridge and London. First recorded in the 12th century under the Bardolph family of Wormegay and Stow, the village is centred on the Angel Field Millennium Green and its part-Norman church of St Peter and St Paul, largely built of local carrstone. With a village store, post office, pub, and good cycling and rail links via National Cycle Route 11 and the Fen Line, Watlington suits commuters and families wanting a well-connected village base between the two main local towns.

Tucked away within a small cul-de-sac development in the highly regarded village of Watlington, this well-proportioned three-bedroom detached bungalow offers comfortable single-storey living, excellent outside space and the convenience of a garage and driveway. The accommodation comprises a welcoming living room, providing a bright and relaxing space, together with a generous kitchen/dining room with access to the rear garden. There are three well-proportioned bedrooms, all served by a modern shower room. Further benefits include UPVC double glazing and gas central heating, ensuring year-round comfort and efficiency. Outside, the property enjoys an enclosed west-facing rear garden, ideal for relaxing in the afternoon and evening sun or for keen gardeners. To the front is a driveway providing off-road parking and leading to the garage, offering additional storage or workshop potential. Watlington is a popular and well-served Norfolk village offering a range of everyday amenities including a primary school, village shop, social club, medical facilities and regular bus services. The village also benefits from its own railway station with direct links to Ely, Cambridge and London King's Cross, making it an excellent choice for commuters. The nearby market towns of Downham Market and King's Lynn provide a wider selection of shopping, leisure and educational facilities, while the A10 and A47 offer excellent road connections across the region. Offered for sale with no onward chain, this is an excellent opportunity to acquire a well-positioned bungalow in a sought-after village location.