



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

Large storage cupboard.

Kitchen/ Diner

12' 10" x 11' 6" (3.91m x 3.51m)
Fitted with modern wall and base units with worktops over. Stainless steel sink with mixer tap and drainer. In-built electric oven and hob with extractor fan above. Integrated fridge freezer, dishwasher and washing machine. Double glazed windows to the rear. French doors leading to the rear garden.

Lounge

15' 4" x 11' 6" (4.67m x 3.51m)
Double glazed window to the rear.

Bedroom One

13' 5" x 10' 11" (4.09m x 3.33m)
Double glazed window to front. Access to:

En-Suite

8' 6" x 4' 1" (2.59m x 1.24m)
Wash hand basin. Low level W.C. Shower cubicle.
Heated towel rail.

Bedroom Two

10' 11" x 10' (3.33m x 3.05m)
Double glazed window to the front

Bedroom Three

10' 11" x 9' (3.33m x 2.74m)
Double glazed window to the side

Bathroom

8' 6" x 5' 3" (2.59m x 1.60m)
Wash hand basin. Low level W.C. Panel bath with shower.



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welcome to
**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

£375,000



Total floor area 108.6 m² (1,169 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



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