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Station Road, Watlington
King's Lynn

Offers Over
£415,000

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 3

Nestled in the heart of the highly sought-after Norfolk village of Watlington, this exceptional four-bedroom detached family home offers an enviable combination of generous living space, modern efficiency, and an outstanding village location. Just a short walk from the railway station, with direct services to Ely, Cambridge and London King's Cross, the property is perfectly suited to commuters, growing families, and those seeking the best of village life.

Occupying a deceptively spacious south-facing corner plot, this impressive home enjoys a wonderful sense of space both inside and out. The attractive bay-fronted sitting room provides a warm and inviting retreat, ideal for cosy evenings and family gatherings, while the open-plan kitchen/breakfast room flows seamlessly into the dining area, creating the perfect setting for everyday family life and entertaining alike.

A particular highlight of the home is the beautiful family room, a peaceful and light-filled space overlooking the stunning rear garden. Favoured by the current owners, it offers the perfect place to relax and enjoy the changing seasons throughout the year.

The well-planned ground floor accommodation is further enhanced by a welcoming entrance hall, a practical utility room, and a convenient shower room, providing excellent flexibility for modern family living.

Upstairs, a spacious landing leads to four generously proportioned double bedrooms, each benefiting from built-in wardrobes. A well-appointed family bathroom completes the first-floor accommodation.

Outside, the property continues to impress. The substantial front garden sets the house well back from the road, creating an attractive approach while providing extensive off-road parking and access to the attached double garage. To the rear, the south-facing garden wraps elegantly around the side of the property, offering a superb outdoor space for entertaining, al fresco dining, children's play, or simply enjoying the sunshine in complete privacy.

The generous plot size also presents exciting potential for future extension or further enhancement, subject to the necessary planning permissions, allowing the property to adapt alongside a growing family's needs. Complementing its spacious design, the installation of solar panels contributes to an impressive EPC rating of B, delivering excellent energy efficiency alongside everyday comfort.

Ideally positioned within easy walking distance of the village green, award-winning public house, local shop, primary school and doctor's surgery, this outstanding home offers a rare opportunity to embrace a thriving village community without compromising on convenience.

A versatile, spacious and energy-efficient family home with exceptional outdoor space and exciting future potential, this is a property perfectly designed for modern family life and one that can be enjoyed for many years to come.

For a guided tour of this home check out the walkthrough video;
<https://youtu.be/RxFA2uxoo7k>

Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch — we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

Tenure: Freehold

Property Type: Detached House

- Detached House
- Four Double Bedrooms
- Wealth of Accommodation - Three Reception Rooms
- Walking Distance to Train Station
- Solar Panels
- Off-road Parking and Double Garage
- Wonderful South Facing Garden
- Close to Heart of Village - Pub, School, Doctors and Shop all nearby
- Utility and Second Shower Room
- EPC Rating - B -Solar Panels



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