

33 Britton Close, Watlington, King's Lynn, PE33 0JQ

Asking Price

£190,000

- 3 spacious bedrooms
- 1 cosy reception room
- Mid-terrace house
- Built in 1958
- Located in Watlington
- Close to King's Lynn
- 1,001 sq ft of space
- Family-friendly area
- Ideal for commuters
- Viewing recommended

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Living Room
16'8" x 12'10"

This bright and airy living room offers a spacious setting, ideal for relaxation and entertaining. It features a large window that allows natural light to flood the space, highlighting the neutral decor and plush carpeting. The room comfortably accommodates multiple sofas and a TV area, creating a welcoming atmosphere for family and guests.

Kitchen
11'2" x 12'0"

The kitchen is well-appointed with cream cabinetry and contrasting tiled flooring, providing ample storage and work surfaces. It includes integrated appliances and space for a washing machine, alongside a cosy dining area furnished with a wooden table and chairs. The adjoining sunroom, with its double-glazed windows and door leading to the garden, offers a lovely spot to enjoy morning light or a quiet moment.

Bedroom 1
10'0" x 12'9"

A well-proportioned master bedroom featuring soft carpeting and neutral walls that create a restful retreat. The room is furnished with a double bed and substantial wooden wardrobes, offering generous storage while maintaining a spacious feel. A large window brightens the space with natural light.

Bedroom 2
10'9" x 8'8"

This second bedroom is carpeted and painted in light tones, presenting a blank canvas for furnishing and personalisation. The room has a window overlooking the front of the property and contains a chest of drawers, making it suitable as a single bedroom, nursery, or study.

Bedroom 3

The third bedroom is comfortably sized with neutral decor and soft carpeting. It features a double bed with metal frame and window treatments that allow for natural light to fill the room, creating a cheerful and restful space.



Bathroom
5'6" x 5'8"

A bathroom fitted with a corner bath and traditional white fixtures, including a pedestal basin and toilet. The pale tiling and window provide a clean, fresh feel and ample ventilation.

Sunroom
6'7" x 7'6"

The sunroom is a charming addition with tiled flooring and large windows on three sides, including a door leading out to the rear garden. It creates a light, airy space perfect for relaxing and enjoying views of the outdoors throughout the year.

Rear Garden

The rear garden is beautifully maintained, offering a mix of lawn, gravelled areas, and mature shrubs. It features a charming well and a birdbath, with a fence providing privacy and a garden shed for additional storage. The garden creates a peaceful outdoor retreat with pathways for easy access and enjoyment.

Hallway
3'2" x 3'9"

The hallway provides access throughout the ground floor and features neutral decor and carpeted flooring. It connects the entrance to the living spaces and stairs leading to the first floor.

WC
5'1" x 2'4"

A convenient ground floor WC fitted with a toilet and sink, situated off the hallway for easy access.

Landing
5'6" x 9'0"

The landing at the top of the stairs leads to the bedrooms and bathroom. It is bright and functional with access to all first-floor rooms.

Nestled in the charming area of Britton Close, Watlington, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With a generous living space of 1,001 square feet, this property is ideal for families or those seeking a bit more room to breathe.

The house features three well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is a welcoming area, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the home is practical and functional, making it easy to adapt to your lifestyle.

Built in 1958, this property carries a sense of character and history, while still offering the potential for modern updates to suit your personal taste. The surrounding area of Watlington is known for its friendly community and convenient amenities, ensuring that you have everything you need within easy reach.

Whether you are a first-time buyer or looking to invest in a family home, this property on Britton Close presents an excellent opportunity. With its spacious interior and prime location, it is sure to attract interest. Do not miss the chance to make this house your new home.





Council Tax Band - A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.