




RUSSEN & TURNER
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7 Downham Road, Watlington
King's Lynn PE33 0HS

£289,995

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

Step into the charm and character of this beautifully presented detached home, dating back to circa 1873, perfectly positioned in the heart of the village overlooking the green. With its timeless appeal and generous proportions, this is a home that blends period character with comfortable modern family living.

From the moment you arrive, there's a sense of warmth and welcome. Entering via the rear, you are greeted by a practical entrance lobby leading into a hallway with useful under-stairs storage and a convenient ground floor shower room. The living spaces are both versatile and inviting; the impressive 21ft8 lounge is a wonderful place to relax, complete with a feature fireplace and French doors that open out to the garden, allowing natural light to pour in. A separate dining room offers the perfect setting for entertaining, while the kitchen/breakfast room is well-equipped with a range of fitted units, ideal for everyday family life.

Upstairs, the home continues to impress with three well-proportioned double bedrooms, all offering comfortable accommodation. The family bathroom features a modern suite including a shower, and there is exciting potential to create an en-suite to the third bedroom, should you wish to enhance the space further.

Outside, the property truly comes into its own. A car port to the side provides private parking, while the generous rear garden offers a peaceful and private retreat. Thoughtfully maintained, it is laid to lawn and framed by an attractive selection of shrubs and trees, creating a lovely sense of seclusion. A patio area provides the perfect spot for outdoor dining and summer evenings, complemented by a substantial, high-quality shed from Crane Garden Buildings and a charming summerhouse, ideal for hobbies, a home office, or simply unwinding.

The location is equally appealing. Situated in the centre of Watlington village, you'll enjoy easy access to everyday amenities including a village shop and primary school, all within walking distance. For commuters, the nearby train station, approximately half a mile away, offers a direct line to King's Lynn and London King's Cross, making this an ideal balance of village life and connectivity.

This is more than just a house, it's a home full of character, comfort, and opportunity, ready to be enjoyed.

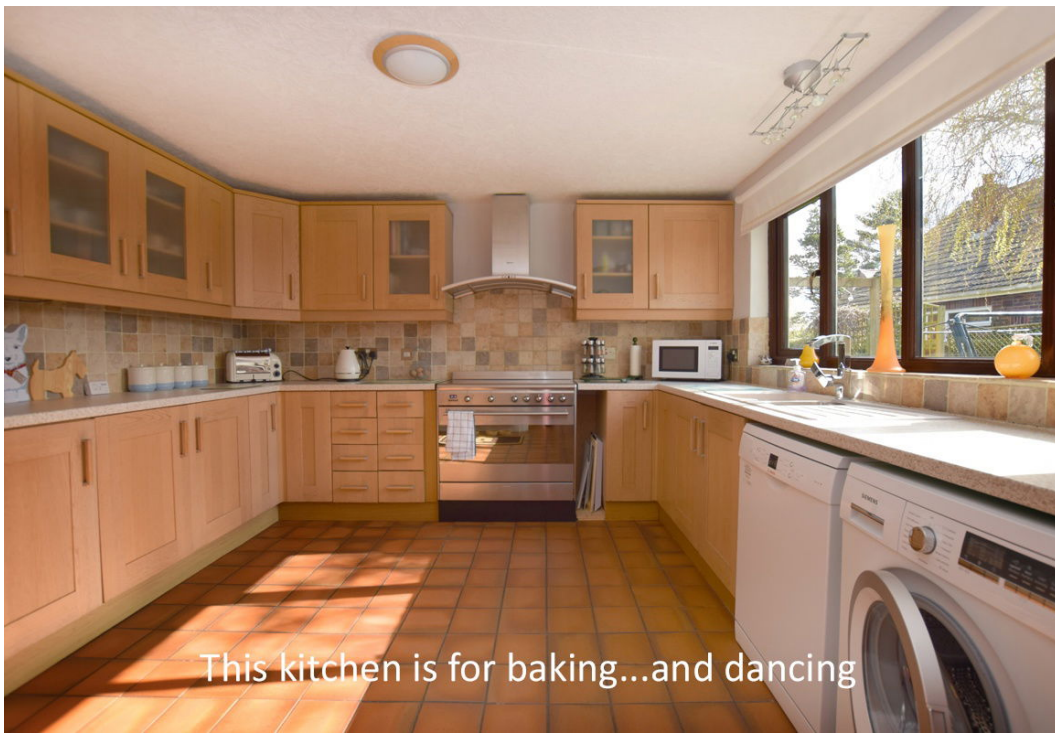
Tenure: Freehold

Property Type: Detached House

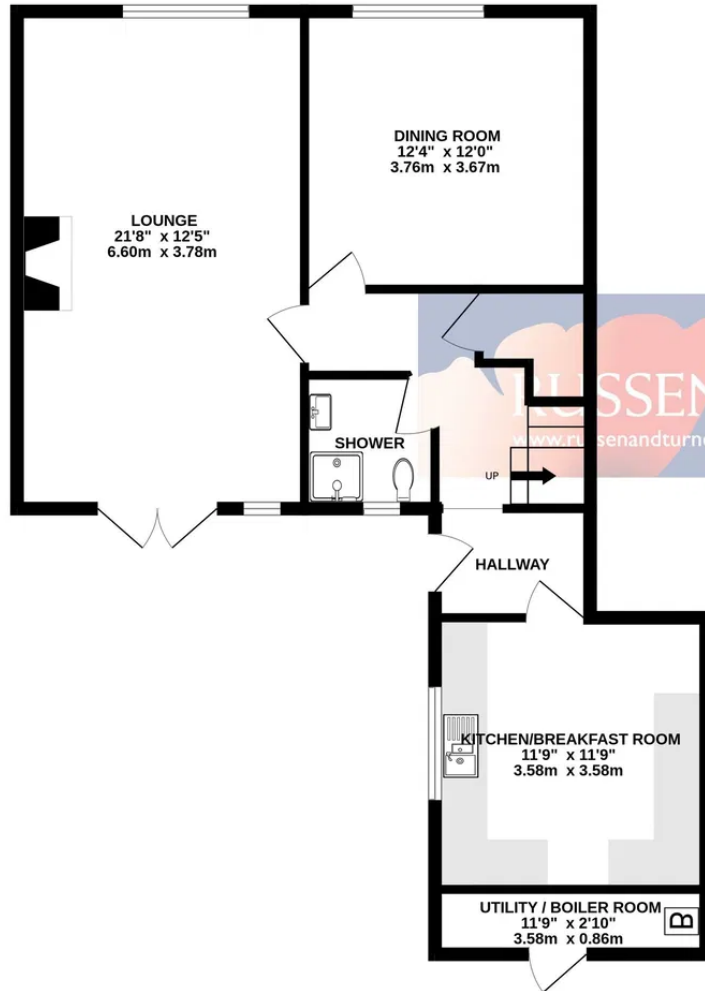
- Detached Family Home
- Three Double Bedrooms
- Two/Three Reception Rooms
- Two Shower Rooms
- Car-Port and Off-road Parking
- Generous Garden
- Beautifully Presented - Move in Ready
- Popular Village
- Close to Local School and Village Shop
- Close to Train Station - Direct Links to London Kings Cross and Cambridge

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 £20.50 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.



GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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