



  
**RUSSEN & TURNER**

**63 Station Road, Watlington, King's Lynn PE33 0JF**

Offers Over  
**£425,000**

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

Nestled in the heart of the popular Norfolk village of Watlington, this impressive four double bedroom, detached family home offers the perfect blend of comfort, space, and convenience. Just a short stroll from the train station with direct links to Ely, Cambridge, and London Kings Cross, it caters to a variety of lifestyles, from bustling commuters to those seeking the charm of village life.

Set on a deceptively large, south-facing corner plot, this home boasts an abundance of space both inside and out. The generous bay-fronted living room provides a cosy retreat for relaxing evenings, while the open-plan kitchen/breakfast room and dining area create a sociable hub—ideal for family meals, hosting dinner parties, or helping with homework. The current owners' favourite room is the family room—a tranquil space to unwind while gazing out over the stunning rear garden.

The ground floor also features a welcoming entrance hall, a practical utility room, and a convenient shower room. Upstairs, the sense of space continues with a bright and airy landing leading to four comfortable double bedrooms, all with built-in wardrobes. The family bathroom completes the first-floor accommodation.

Outside, a generous lawned front garden sets the home back from the road, providing ample off-road parking and access to the attached double garage. The south-facing rear garden wraps around the side of the house, offering a wonderful setting for al fresco dining, garden games, or simply soaking up the sun. With the plot's impressive size, there is potential to extend (subject to planning permission), making this property a true forever home. With the addition of solar panels this home also boasts an impressive B EPC rating meaning its not just style, this home offers substance too.

Perfectly positioned within walking distance of the village green, award-winning local pub, shop, primary school, and doctor's surgery, this home embodies the best of village living—community spirit, convenience, and a peaceful atmosphere. A versatile and spacious family home with room to grow, it promises a lifestyle to cherish.

**Tenure: Freehold**

**Property Type: Detached House**

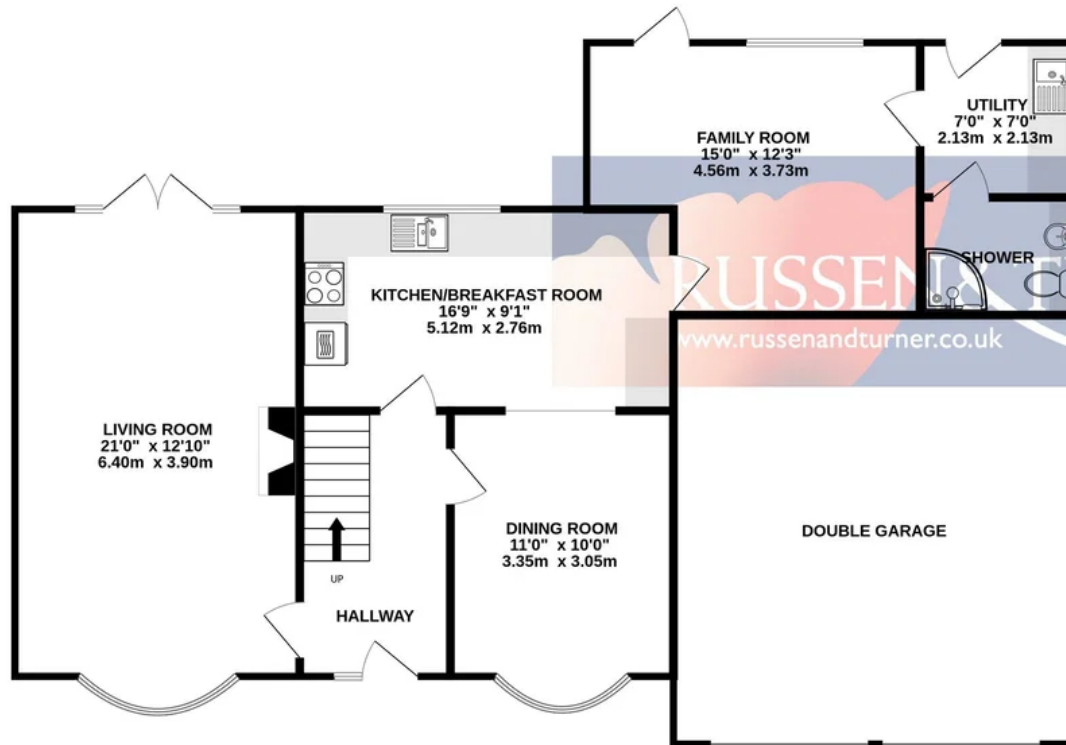
- Detached House
- Four Double Bedrooms
- Wealth of Accommodation - Three Reception Rooms
- Walking Distance to Train Station
- Generous Corner Plot
- Off-road Parking and Double Garage
- Wonderful South Facing Garden
- Close to Heart of Village - Pub, School, Doctors and Shop all nearby
- Utility and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

#### Disclaimer

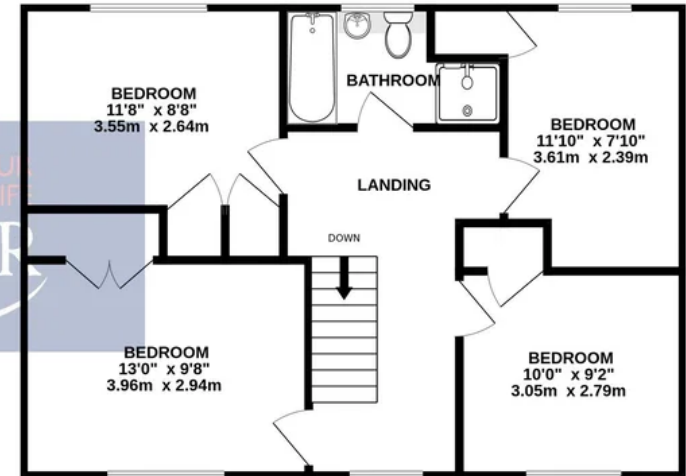
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant 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  
1226 sq.ft. (113.9 sq.m.) approx.



1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1847 sq.ft. (171.6 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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