



9 Beechwood Close, Watlington, King's Lynn PE33 0HP

£239,995

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Tucked away at the end of a peaceful and private cul-de-sac in the sought-after village of Watlington, King's Lynn, this charming two-bedroom detached bungalow offers a wonderful blend of space, potential, and inviting warmth, perfect for those looking to create a home tailored to their own taste.

From the moment you arrive, the property makes a lasting impression. The beautifully maintained, paved frontage provides ample off-road parking alongside a garage, while the attractive exterior sets a welcoming tone that continues throughout the home.

Step inside via the entrance lobby and you're greeted by a spacious hallway that immediately creates a sense of flow and openness. To the right, the impressive 22ft lounge/diner is a real highlight, bathed in natural light from large windows, it's an ideal space for both relaxing evenings and entertaining guests.

Moving back through the hallway, the layout effortlessly guides you through the rest of the accommodation. A practical wet room sits conveniently to the left, while just beyond are two well proportioned double bedrooms, both enjoying pleasant outlooks over the garden.

Continuing on, you'll find the kitchen/breakfast room, offering plenty of space for a dining table and presenting a fantastic opportunity for modernisation. Just off the kitchen is a useful lean-to addition, ideal as a utility area, which in turn leads into the bright and airy conservatory. With lovely views of the garden and double doors opening out, this is a wonderful space to enjoy the outdoors from the comfort of your home.

While the property would benefit from some updating, it offers a fantastic canvas for buyers to add their own style and value, making it an exciting opportunity in a peaceful and desirable location.

Watlington itself is a well-regarded and conveniently positioned village, offering a range of local amenities including shops, a post office, schools, and a mainline train station with direct links to Cambridge and London, perfect for commuters. The nearby town of King's Lynn provides a wider selection of shopping, dining, and leisure facilities, while the surrounding Norfolk countryside offers beautiful walks and a relaxed pace of life.

Warm, welcoming, and full of potential, early viewing is highly recommended to fully appreciate everything this delightful bungalow has to offer.

Tenure: Freehold

Property Type: Detached Bungalow

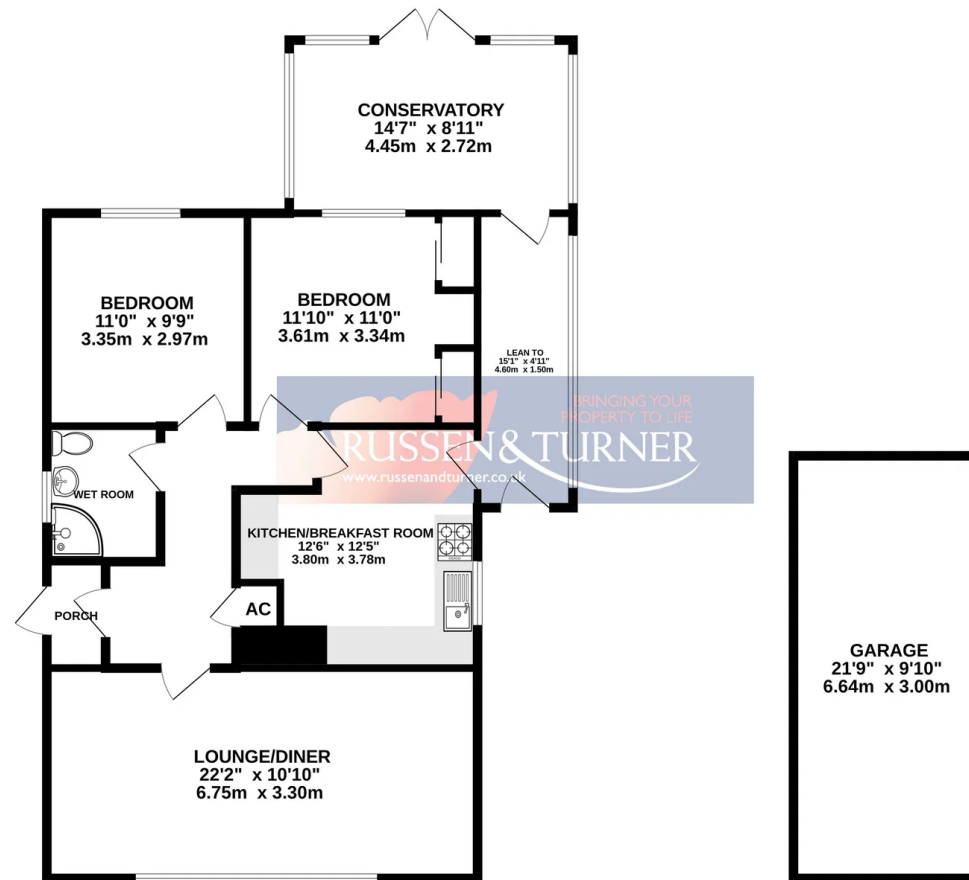
- Detached Bungalow
- Two Double Bedrooms
- Double Glazed
- No Onward Chain
- Gas Central Heating
- Conservatory
- Parking & Garage
- Cul-De-Sac Location
- Sought After Village Location, Close to Local Schools, Shops and Train Station
- Spacious 22ft Lounge/Diner

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
1091 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq.ft. (101.4 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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