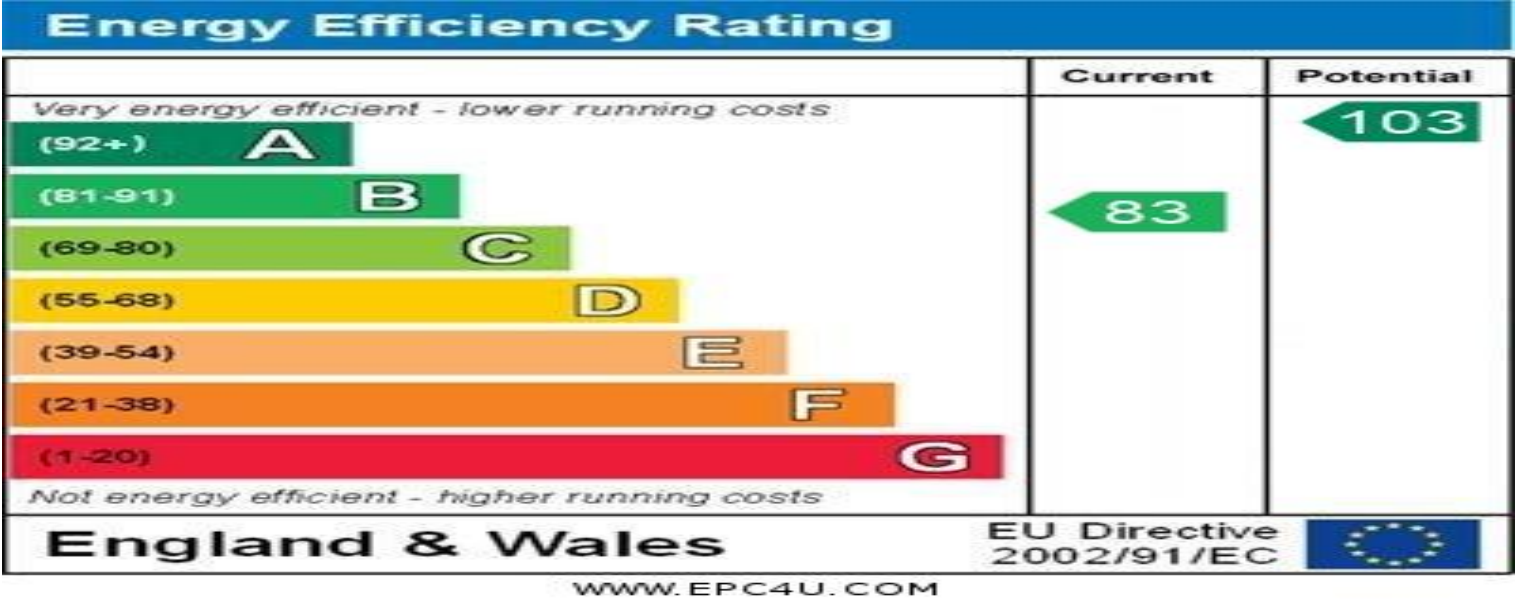
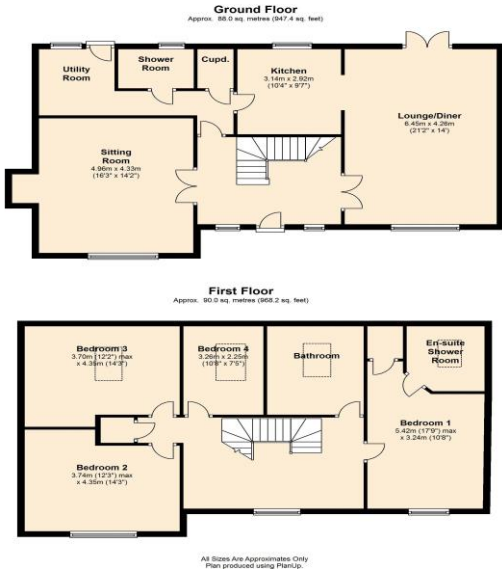




- **ENTRANCE**
- **DINING ROOM**
- **KITCHEN/LIVING ROOM**
- **SHOWER ROOM**
- **UTILITY ROOM**
- **4 BEDROOMS**



This attractive detached property finished to a good standard is located in the desirable village of Watlington. Watlington has good facilities including a medical centre and pharmacy, shop with post office, public house, village hall, primary school and railway station which is on the main line to Ely, Cambridge and London Kings Cross. The village is situated between King’s Lynn and Downham Market, both towns offer a range of shops and amenities including sports facilities and restaurants. The unspoilt North Norfolk coast is within easy reach as is the Royal Sandringham Estate and numerous other attractions. Entrance hall, kitchen/living room with doors to rear garden, dining room, shower room, utility room, 4 bedrooms with en suite to master bedroom, and family bathroom with separate shower. Driveway parking,



MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.