



102 Downham Road, Watlington
Guide Price £290,000

BELTON DUFFEY



102 DOWNHAM ROAD, WATLINGTON, NORFOLK, PE33 0HR

An extended 4 bedroom detached bungalow, situated in a non-estate location with gardens, ample parking and garage.

DESCRIPTION

102 Downham Road comprises an extended 4 bedroom detached bungalow, situated in a non-estate location with gardens, ample parking and garage.

The property was built in 1950's of cavity brick walls under a tiled roof with a later extension comprising a rear hall and kitchen/breakfast room. The accommodation briefly comprises entrance hall, 4 bedrooms, bathroom, sitting room/dining room, rear hall and kitchen/breakfast room.

Outside, the property has a long driveway providing ample car parking leading to the detached brick garage with gardens to the front and rear.

SITUATION

The property is situated on the edge of Watlington and has the benefit of being within walking distance of a station. Watlington is approximately midway between King's Lynn and Downham Market; situated just off the A10 and well placed for both towns, Swaffham, Thetford and Wisbech. Watlington has various facilities, including a shop, post office, a Primary school, a medical centre with pharmacy, village hall, social club, various parks and The Angel Pub and Restaurant. There is a railway station with direct links into London King's Cross which is a 1 hr 40 mins journey. It is approx. 25 miles north of Ely which offers a selection of good shops and the Ely Cathedral, the North Norfolk coast and its quaint villages and sandy beaches can be found less than an hour north by car.

ENTRANCE HALL

7.3m x 0.91m extending to 1.91m (23' 11" x 3' 0", extending to 6' 3") Double glazed door to outside, radiator, loft access.

BEDROOM 1

4.11m into bay x 3.32m (13' 6" into bay x 10' 11") Twin aspect windows, 2 radiators, tiled fireplace (Former sitting room).

BEDROOM 2

4.02m x 3.32m (13' 2" x 10' 11") Timber flooring, window to front, radiator.

BEDROOM 3

3.34m x 2.58m (10' 11" x 8' 6") 3.34m x 2.58m (10' 11" x 8' 6") Radiator, fitted wardrobes with hanging rails, shelves and drawers.

BEDROOM 4

3.2m x 2.27m (10' 6" x 7' 5") Radiator, window overlooking rear garden.

BATHROOM

1.93m x 1.81m (6' 4" x 5' 11") 1.93m x 1.81m (6' 4" x 5' 11") Panelled bath with mains shower over and shower screen, low level WC with concealed cistern, wash hand basin with chrome mixer tap, radiator, fully tiled walls, ceramic tiled floor.

SITTING/DINING ROOM

5.92m x 3.34m (19' 5" x 10' 11") 5.92m x 3.34m (19' 5" x 10' 11") Fireplace with marble inset, marble hearth and decorative surround, radiator, 2 windows, thermostat.



REAR HALL

2.33m x 2.10m (7' 8" x 6' 11") 2.33m x 2.10m (7' 8" x 6' 11") Quarry tiled floor, radiator, wood grain effect composite door to outside, walk-in airing cupboard with insulated cylinder, shower pump, shelving. Coat cupboard.

KITCHEN/BREAKFAST ROOM

3.98m x 3.46m (13' 1" x 11' 4") 3.98m x 3.46m (13' 1" x 11' 4") 3.98m x 3.46m (13' 1" x 11' 4") L-shaped worktop with twin sinks with chrome mixer tap, Moffat 4 ring hob, blue coloured cupboards and drawers under, Neff oven, space and plumbing for automatic washing machine, larder cupboard, matching wall cupboards, quarry tiled floor, radiator, UPVC door to rear garden, window overlooking rear garden.

OUTSIDE

The property occupies an established plot and is accessed via a shingled driveway providing ample car parking which leads to the brick and tiled single garage.

The front garden is laid to lawn with established shrubs and is enclosed by hedged and fenced boundaries.

GARAGE

4.40m x 2.56m (14' 5" x 8' 5") Power, light and up and over door.

There are 2 gated accesses leading to the rear garden which is laid to lawn, being enclosed by fenced and hedged boundaries with various shrubs. External boiler room with oil fired boiler.

DIRECTIONS

From King's Lynn and the Hardwick Roundabout, proceed out along the A10, passing through West Winch and Setch. At the Oakwood roundabout, take the second exit, continuing on the A10. Proceed along here, taking the second right hand turning into Thieves Bridge Road. Continue to the village and at the T-junction turn left and the property will be seen along Downham Road, on the right hand side.

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band D.

Oil fired central heating.

EPC - D.

TENURE

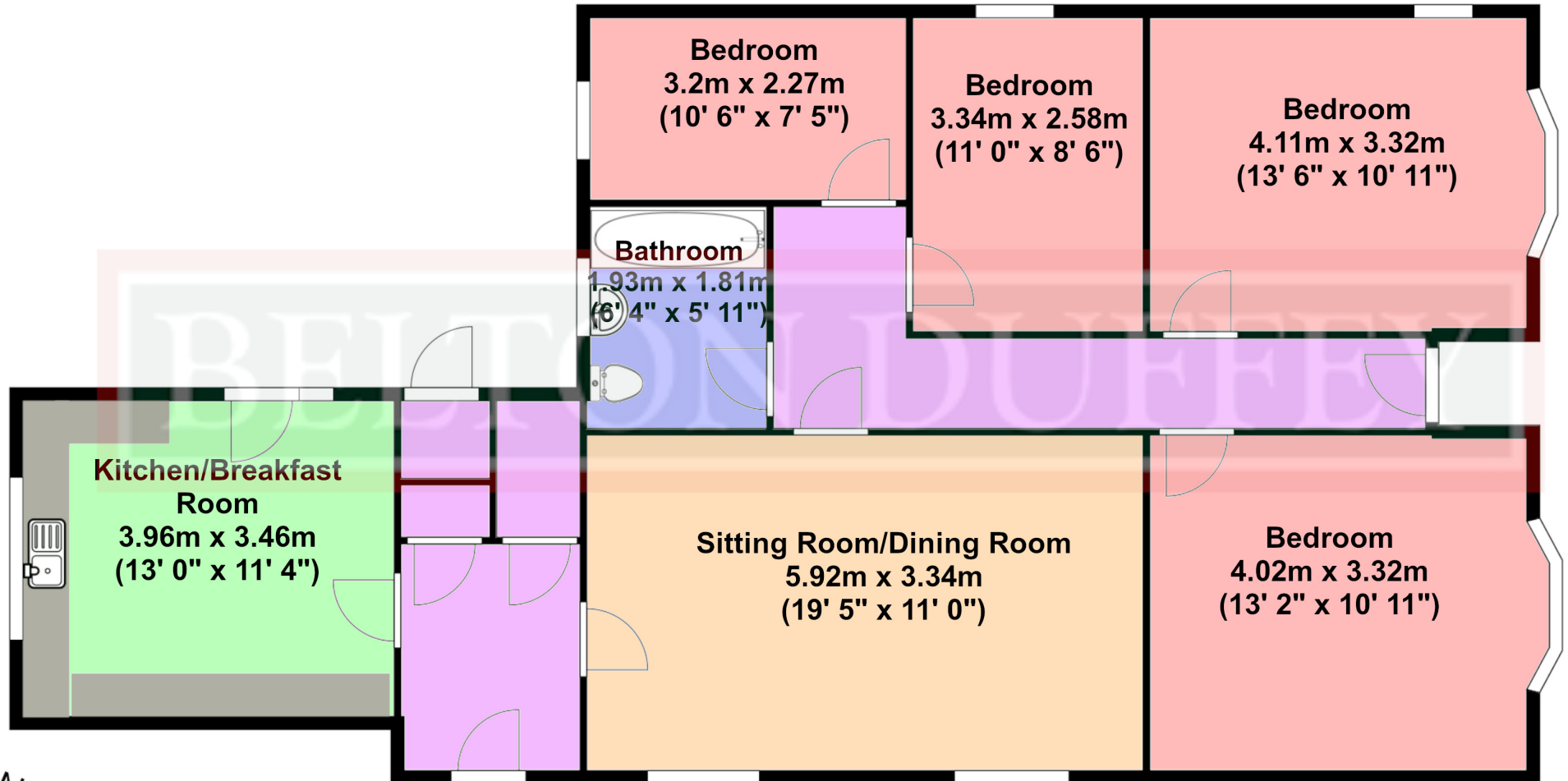
This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.

Ground Floor

Approx 96 sqm
(1033 sqft)







BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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