

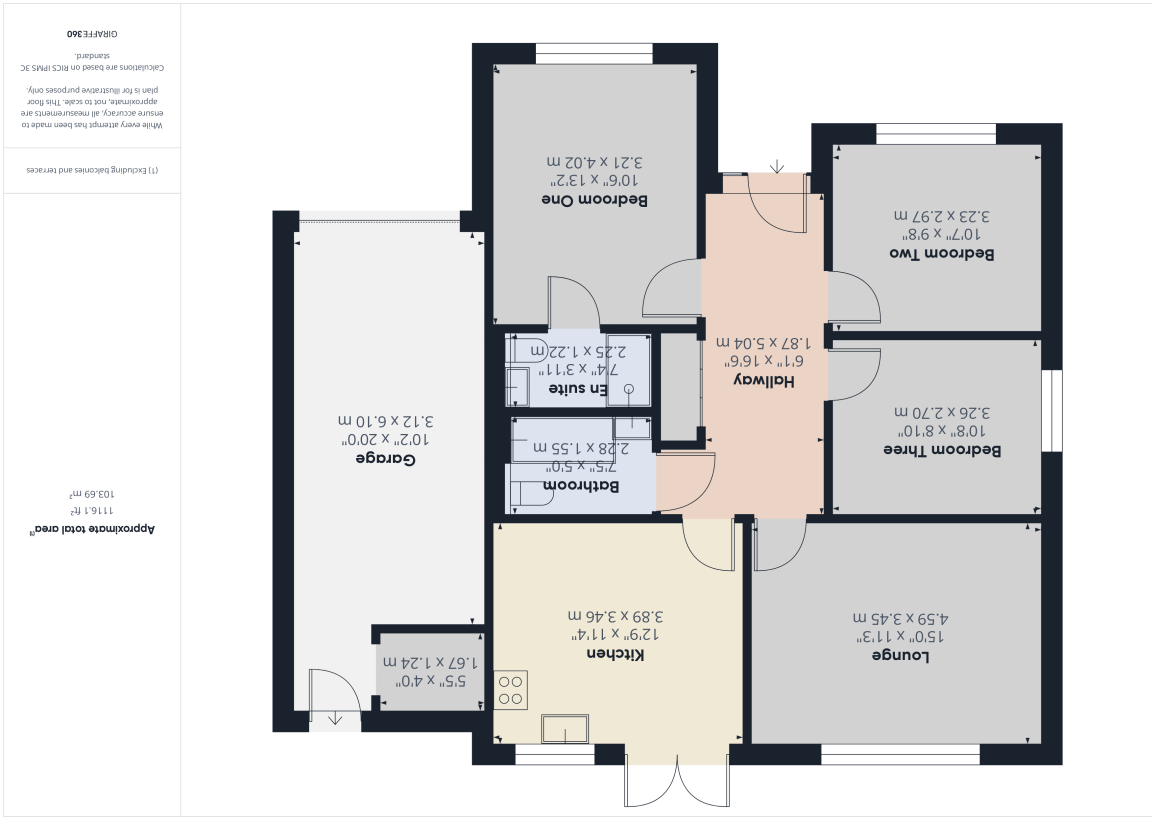
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King & Partners
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Norfolk View
Plot 5 Downham Road
Watlington

£385,000

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Norfolk View

Watlington, PE33 0HT

The Bure is a high-quality, brand-new three-bedroom detached bungalow set within the exclusive Norfolk View development in the sought-after village of Watlington. Combining modern comfort with timeless design, this spacious home features a stylish open-plan living area, a contemporary shaker-style kitchen with integrated appliances, and a generous principal bedroom complete with en-suite. Built with energy efficiency in mind, the property benefits from underfloor heating powered by an air-source heat pump, as well as landscaped gardens designed to promote local biodiversity. Finished to an exceptional standard throughout and backed by a 10-year ICW warranty, ***The Bure*** offers the ideal blend of rural charm and contemporary living.

Watlington is a well-connected and thriving village nestled in the West Norfolk countryside. It offers a range of everyday amenities including a local shop and post office, a popular pub, primary school, medical centre, and a train station with direct services to King’s Lynn, Ely, Cambridge, and London King's Cross—making it ideal for commuters and families alike.



Introducing The Bure

A stunning, brand-new three-bedroom detached bungalow set within the exclusive Norfolk View development in the charming village of Watlington. Thoughtfully designed for modern living while embracing the natural beauty of the surrounding countryside, this home offers a rare blend of style, comfort, and sustainability.

As you step inside, you're welcomed into a spacious, light-filled layout finished to an exceptional standard. The heart of the home is the beautifully appointed shaker-style kitchen, complete with integrated appliances and crafted to suit both everyday life and entertaining. The Kitchen and dining areas flow seamlessly, creating a warm and inviting space for relaxing or hosting guests.

The Bure features three generously sized bedrooms, including a modern master bedroom with its own en-suite shower room. Every detail has been considered, from underfloor heating powered by an energy-efficient air-source heat pump to stylish, contemporary fittings throughout.

Outside, the home is surrounded by carefully landscaped gardens – the front laid to turf and the rear seeded – offering private green spaces ideal for enjoying the peaceful rural setting. Designed by a local landscape architect, the development's planting scheme enhances biodiversity and reflects the natural charm of the area.

Set in a prime location, Norfolk View is a boutique development of just 22 homes, built using locally sourced materials with a focus on quality craftsmanship and eco-conscious living. Watlington itself is a quintessential Norfolk village, perfectly positioned between King's Lynn and Downham Market. It boasts a welcoming community, local amenities including a post office, pub, and village green, and nearby attractions like the Watatunga Wildlife Reserve.

With a 10-year ICW warranty included, The Bure offers not just a beautiful new home, but complete peace of mind. This is an exceptional opportunity to enjoy countryside living in a modern, high-specification home—schedule your viewing today and make The Bure your own.

Door to:

Entrance Hall

6' 1" x 16' 6" (1.85m x 5.03m) Under floor heating. Storage cupboard.

Kitchen

12' 9" x 11' 4" (3.89m x 3.45m) Window to rear: Double patio door to rear garden. Fitted with wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Integrated dishwasher: Integrated fridge freezer. Electric oven and hob with extractor hood. Spot lights. Underfloor heating.

Living Room

15' 0" x 11' 3" (4.57m x 3.43m) Window to rear: Underfloor heating.

Bedroom 1

10' 6" x 13' 2" (3.20m x 4.01m) Window to front. Underfloor heating. Door to En-suite.

En-suite.

7' 4" x 3' 11" (2.24m x 1.19m) Shower cubicle. Wash hand basin. WC. Underfloor heating. Extractor fan. Spotlights.

Bedroom 2

10' 7" x 0' 8" (3.23m x 0.20m) Window to front. Underfloor heating.

Bedroom 3

10' 8" x 8' 10" (3.25m x 2.69m) Window to side. Underfloor heating.

Bathroom

7' 5" x 5' 0" (2.26m x 1.52m) Part tiled walls. Bath with shower screen and shower mixer tap. WC. Wash hand basin. Underfloor heating.

Garage

Up and over Door: Pedestrian door to rear garden.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.