



Dunvegan Lynn Road, Watlington
Guide Price £365,000

BELTON DUFFEY



DUNVEGAN LYNN ROAD, WATLINGTON, NORFOLK, PE33 0HG

A deceptively spacious 3 double bedroom extended detached bungalow situated in a non-estate location with secluded gardens and garage.

DESCRIPTION

Dunvegan comprises a deceptively spacious 3 double bedroom extended detached bungalow situated in a non-estate location with secluded gardens and garage.

The property is installed with gas fired radiator central heating, double glazing and briefly comprises entrance hall, good size sitting room/dining room, kitchen/breakfast room, utility room, bathroom and 3 double bedrooms. Outside the property has an enclosed front garden and a secluded rear garden with workshop.

SITUATION

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 shops and schools, together with a railway station, which is on the main line to Cambridge and London King's Cross.

PORCH

UPVC double glazed door leading to

ENTRANCE HALL

4.17m x 1.24m (13' 8" x 4' 1") Dado rail, ceiling beams, loft access, radiator, doors to bathroom, utility and bedroom.

UTILITY/CLOAKROOM

1.93m x 1.83m (6' 4" x 6') Wash hand basin with cupboard under, space and plumbing for washing machine, space for fridge/freezer, low level WC, frosted window to rear and fully tiled walls.

SITTING/DINING ROOM

8.36m x 4.80m (27' 5" x 15' 9") maximum. Brick fireplace with oak beam and quarry tiled hearth and multi-fuel burner, ceiling beams, twin aspect windows with views over the rear garden, gas central heating boiler, 2 radiators, built-in bookshelves and display cupboards, TV and telephone point, French doors leading to the raised patio and glazed door to

INNER HALL

3.66m x 0.84m (12' x 2' 9") Doors to Bedroom 1 and 2.

BEDROOM 1

4.83m x 3.66m (15' 10" x 12') French doors leading to the garden, radiator, ceiling lights, twin dimmer switches, TV and telephone point.

BEDROOM 2

3.78m x 3.66m (12' 5" x 12') Window overlooking the garden, radiator, twin dimmer switches, TV and telephone points.

BEDROOM 3

3.23m x 2.84m (10' 7" x 9' 4") Radiator, window overlooking front garden, TV and telephone point.



BATHROOM

3.23m in to recess x 2.77m (10' 7" x 9' 1") with corner panelled bath, wash hand basin set in tiled work surface with storage cupboard under, low level WC with concealed cistern, built-in cosmetic cupboard, window overlooking the rear garden, double size shower cubicle with mains shower, radiator, fitted mirror, ceiling beams, exposed woodwork and airing cupboard.

KITCHEN/BREAKFAST ROOM

4.78m x 3.84m (15' 8" x 12' 7") L-shaped tiled worktop with wood trim, 1 1/2 bowl sink unit with mixer tap, Cata four ring ceramic hob, white cupboards and drawers under, Cata oven under, further matching L-shaped worktop with cupboards and drawers under, larder cupboard, low level worktop with 2 double cupboards under, matching wall cupboards (3 being display cupboards) rail display shelves, window overlooking the front garden, ceiling beams, breakfast bar with cupboard under and telephone point.

OUTSIDE

The property occupies an established secluded plot which is accessed via double gates. The front garden is laid to lawn being enclosed by a mature beech hedge boundary to the front, flowers and shrubs and is also enclosed by fenced boundaries, outside lighting. SINGLE GARAGE 5.18m x 2.64m (17' x 8' 8") Power, light, window and door to rear. To the rear of the property is a raised L-shaped paved patio being enclosed by brick wall boundaries with raised boxes, outside tap, outside lighting, lawned rear garden with adjoining flower and shrub borders and garden pond. A pathway leads to the greenhouse, gated access to the storage area, raised seating area. Workshop 3.05m x 3.30m (10' x 10' 10") Power, light, double glazed window and door. The rear garden is enclosed by hedged boundaries for privacy and seclusion.

DIRECTIONS

From King's Lynn proceed out of town on the A10, passing through West Winch and Setchey. At the Oakwood Corner roundabout take the third exit signposted Watlington Station. Continue along and the property is the second bungalow on the left hand side near Plough Lane.

OTHER INFORMATION

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

Gas fired central heating.

EPC Rating - D.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.







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