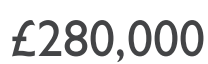


9 Market Place, Downham Market

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Willow Close

Watlington, King's Lynn, PE33 0JR

Nestled in a quiet private road in the popular village of Watlington, conveniently located between Downham Market and King's Lynn, this well-presented three-bedroom semi-detached home offers a perfect blend of comfort, space, and practicality – ideal for families, professionals, or commuters. Step inside to discover a welcoming layout that includes a spacious lounge and a separate study, perfect for home working or quiet relaxation. The modern kitchen is complemented by a useful utility room, offering excellent storage and convenience. Upstairs, you'll find three well-proportioned bedrooms, including a master with en-suite, and a family bathroom serving the remaining rooms. The property benefits from air source central heating offering underfloor heating downstairs and double-glazed windows throughout, ensuring energy efficiency and year-round comfort. Externally, the home boasts a garage and driveway parking, while the enclosed rear garden with a patio area provides a private space to enjoy outdoor living. Situated within close distance to Watlington train station, this property is ideal for those needing access to the mainline to Cambridge, Ely, or London.



UPVC Door to Entrance Hall

20' 0" x 3' 2" (6.10m x 0.97m) Double glass pine doors to Lounge. Stairs to the first floor landing. Doors leading to downstairs wc, cloak cupboard, utility room, study and kitchen. Under stairs cupboard.

Lounge

13' 6" x 13' 1" (4.11m x 3.99m) Double glass doors to lounge. TV point. Double glazed windows to the front.

Downstairs WC

6' 2" x 2' 10" (1.88m x 0.86m) Low level WC. Sink in vanity unit. Extractor

Study/ Dining Room

9' 10" x 6' 8" (3.00m x 2.03m) Double glazed window to the rear.

Kitchen/ Dining Area

13' 2" x 9' 8" (4.01m x 2.95m) Double glazed patio doors to the rear. Double glazed window to the rear. Sink & a half with drainer and mixer tap. Integrated electric oven. Electric hob with extractor hood over. Integrated dishwasher. Integrated fridge/freezer. Door to utility room.

Utility Room

8' 2" x 6' 6" (2.49m x 1.98m) Spaces for washing machine and a tumble dryer. Worktop with sink and drainer area. Wall units. UPVC door to the side of the property (the driveway).

Landing

13' 10" x 2' 10" (4.22m x 0.86m) Doors to all rooms and an airing cupboard. Loft hatch. Radiator.

Bedroom One

11' 11" x 9' 6" (3.63m x 2.90m) Double glazed window to the rear. TV point. Radiator. Door to en-suite.

En-suite

8' 6" x 3' 3" (2.59m x 0.99m) Walk in shower cubicle - tiled surround. WC. Sink in vanity unit. Velux window to the rear. Towel Radiator.

Bedroom Two

10' 10" x 6' 10" (3.30m x 2.08m) Double glazed window to the front. Radiator.

Bedroom Three

10' 10" x 6' 10" (3.30m x 2.08m) Double glazed window to the rear. Radiator.

Bathroom

8' 6" x 6' 9" (2.59m x 2.06m) Panelled bath with tiled surround. WC. Velux window to the rear. Sink in vanity unit. Towel Radiator.

Front Garden

Picket fence encloses a presentable front garden mostly laid to lawn with a footpath to the front door.

Enclosed Rear Garden

Patio area. Laid to lawn with a well presented sleeper bed. Door to the side of the garage.

Garage & Driveway Parking

The ample drive way parking is to the side of the property leading up to the garage. With side gate into the garden.

The garage has an electric roller door to the front and a pitched roof. Power and side door.

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.