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King & Partners



50 Mill Road

Watlington

King's Lynn, PE33 0HJ

£385,000

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Watlington, King's Lynn, PE33 0HJ

This well presented family home is offered for sale in the popular village of Watlington with a mainline rail link to Cambridge and London and local services within the village.

The property comprises of an entrance hall leading through to the living room with a feature fireplace and bay fronted windows. There is an open plan kitchen/dining room which leads onto the sunroom. In addition to the downstairs there is a utility room and cloakroom. To the first floor there are four bedrooms, two of which have en-suites plus a family bathroom. To the front of the property is a block paved driveway offering parking plus access to the garage. The rear enclosed garden is mainly laid to lawn with shrubs and borders and a patio area. The property benefits from UPVC double glazing and gas central heating.

Viewing is recommended to appreciate all that this property has to offer.



UPVC Door To:

Entrance Hall

11' 4" x 6' 8" (3.45m x 2.03m) Radiator: Under stairs storage. Laminate floor.

Cloakroom

UPVC double glazed window to front. Wash hand basin. WC. Radiator: Tiled splash backs.

Living Room

UPVC double glazed bay window to front. Two UPVC slim windows to side. Television point. Electric insert fire. Two radiators. Laminate flooring.

Kitchen/Dining Room

Kitchen: 12' 4" x 9' 2" (3.76m x 2.79m) Fitted with a range of wall and base units with roll edge worktop over incorporating a sink and drainer. Electric oven & gas hob. Built in fridge freezer. Tiled floor. Open plan to garden room.

Dining Room: 10' 9" x 9' 2" (3.28m x 2.79m) Laminate floor: Radiator:

Sun Room

10' 7" x 11' 11" (3.23m x 3.63m) UPVC double glazed windows to side & double doors to rear garden. Radiator: Tiled floor:

Utility

4' 11" x 6' 8" (1.50m x 2.03m) Door to side. Worktop. Space for washing machine and tumble dryer: Tiled floor:

Landing

Airing cupboard with emersion. Loft hatch.

Bedroom 1

14' 6" x 12' 2" (4.42m x 3.71m) UPVC double glazed window to front & side. Radiator: Television point.

En-suite

5' 1" x 6' 9" (1.55m x 2.06m) UPVC double glazed window to side. Shower cubicle. WC. Wash hand basin. Extractor fan. Tiled floor: Radiator

Bedroom 2

13' 7" x 9' 4" (4.14m x 2.84m) UPVC double glazed window to rear: Radiator:

En-suite

5' 7" x 6' 8" (1.70m x 2.03m) UPVC double glazed window to front. Tiled floor: Panelled bath. WC. Wash hand basin. Extractor fan.

Bedroom 3

12' 6" x 9' 5" (3.81m x 2.87m) UPVC double glazed window to rear: Radiator: Television point.

Bedroom 4

8' 4" x 6' 10" (2.54m x 2.08m) UPVC double glazed window to front. Radiator:

Bathroom

7' 0" x 6' 1" (2.13m x 1.85m) UPVC double glazed window to rear: Panelled bath with glass shower screen. WC. Wash hand basin. Tiled floors. Part tiled walls.

Rear Garden

Patio area. Mainly laid to lawn. Shed.

Front Garden

Brick weave driveway Brick wall.

Garage

Up & Over door: Pedestrian door: Power:

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.