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55 Whin Common Road  
Tottenhill  
King's Lynn, PE33 0RS  
£250,000

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# Whin Common Road

## Tottenhill, King's Lynn, PE33 0RS

Set in an enviable position overlooking the village common, this delightful period end-terrace cottage combines character features with practical living space, making it an ideal home for a range of buyers. The accommodation includes a welcoming living room featuring a fireplace, providing a cosy focal point, alongside a well-proportioned kitchen and dining room ideal for everyday living and entertaining. A conservatory to the rear offers additional living space with views over the garden, while a convenient ground floor shower room adds to the home's versatility. Upstairs, there are two bedrooms, both benefitting from fitted wardrobes and cupboards, offering excellent storage while retaining the cottage's charm. Externally, the property boasts a generous patio and garden, perfect for outdoor dining and relaxation, along with a garden shed. A particularly notable feature is the generous garage, providing excellent parking or storage options. Further benefits include oil central heating and double glazing. Located in the popular village of Tottenhill, the property enjoys a semi-rural setting while remaining conveniently positioned between the market town of Downham Market and the historic town of King's Lynn, offering good access to amenities and transport links.



### Entrance Reception

10' 9" x 7' 8" (3.28m x 2.34m)

### Kitchen

15' 2" x 6' 4" (4.62m x 1.93m)

### Dining Room

8' 0" x 6' 4" (2.44m x 1.93m)

### Living Room

12' 5" x 12' 9" (3.78m x 3.89m)

### Conservatory

8' 5" x 10' 10" (2.57m x 3.30m)

### Shower Room

7' 4" x 6' 7" (2.24m x 2.01m)

### Inner Hall

3' 1" x 4' 2" (0.94m x 1.27m)

### Bedroom 1

9' 8" x 13' 4" (2.95m x 4.06m) Max.

### Bedroom 2

12' 11" x 6' 3" (3.94m x 1.91m)

### Garage

10' 2" x 23' 2" (3.10m x 7.06m)

### 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.