



NEWSON & BUCK
ESTATE AGENTS



11 Fen Road, Watlington, King's Lynn, Norfolk PE33 0JB £435,000

Newson and Buck are delighted to market this extremely well presented four bedroom detached bungalow set on a large corner plot in the peaceful village of Watlington. The property consists of an large L-shaped lounge, four bedrooms, family bathroom, kitchen and conservatory. The property further provides ample off road parking behind a gated entrance for numerous vehicles and fully secure fenced/hedge garden which wraps around the dwelling with space to grow your vegetables! The bungalow has double glazing throughout and has oil fired central heating with new radiators throughout the bungalow. A full range of amenities can be found in the Village including a main line rail link into Cambridge and London King's Cross as well as being on the bus routes.

Lounge

18' 05" x 20' 08" max (5.61m x 6.30m) Entrance door, Carpeted, window to front, two windows to side, open fireplace, radiator, tv point

Hallway

3 large floor to ceiling storage cupboards, vinyl floor, leading to

Master Bedroom

13' 06" x 10' 05" (4.11m x 3.17m) Wooden flooring, window to front, radiator, tv point

Bedroom 2

10' 10" x 10' 04" (3.30m x 3.15m) Carpeted, window to side, phone point, radiator, tv point

Family Bathroom

9' 09" x 6' 03" (2.97m x 1.91m) Tiled flooring and walls, low level flush w/c , vanity unit with sink, shower cubical with electric shower, storage cupboard holding immersion tank, panelled bath, towel radiator

Bedroom 3

12' 00" x 8' 6" (3.66m x 2.59m) Vinyl flooring, window to rear, TV point, radiator

Bedroom 4

8' 06" x 7' 00" (2.59m x 2.13m) Vinyl flooring, window to rear, radiator, phone point

Kitchen/Breakfast room

15' 05" x 11' 02" (4.70m x 3.40m) Range of base and wall units, vinyl flooring, space for cooker, space for fridge freezer, space for washing machine/dishwasher , vinyl flooring, radiator , boiler

Conservatory

15' 06" x 11' 01" (4.72m x 3.38m) vinyl flooring, double doors leading to garden, radiator, multiple sockets

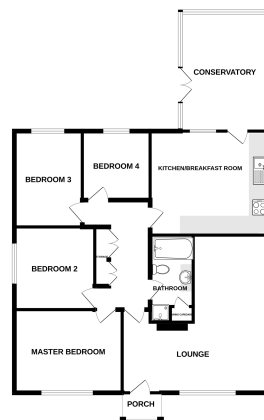
Front Garden

Ample off road parking, shingle driveway with front garden laid to lawn

Back Garden



GROUND FLOOR
1140 sq ft. (105.9 sq.m.) approx.



TOTAL FLOOR AREA: 1140 sq ft. (105.9 sq.m.) approx.
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