



NEWSON & BUCK  
ESTATE AGENTS

31 Fen Road  
Watlington  
King's Lynn  
Norfolk  
PE33 0JA

£225,000

Newson & Buck present this one bedroom detached bungalow (formally two bedrooms) situated on a mature plot in the popular Village Od Watlington. The accommodation comprises porch, utility room, w/c, kitchen, conservatory, living room, bedroom, bathroom and dressing room.

The property further benefits from off road parking for numerous vehicles, garage and gas central heating.

Local amenities can be found in the village including a main line rail link into Cambridge and London King's Cross.

- Detached Bungalow
- One Bedroom (Formally Two)
- Mature Plot
- Garage & Parking
- Conservatory



### **Porch**

With door to rear garden and windows to side and rear.

### **Utility Room**

Fitted units with stainless steel sink and space for washing machine.

### **W/C**

Window to side, low flush w/c and wash hand basin.

### **Kitchen**

8' 9" x 9' 10" (2.67m x 3.00m) Window to rear, fitted kitchen with matching wall and base units, stainless steel sink, integrated oven and integrated hob.

### **Conservatory**

14' 2" x 11' 10" (4.32m x 3.61m)  
Windows to rear and both sides and door to side.

### **Living Room**

25' 10" x 16' 0" (7.87m x 4.88m)  
Entrance door and window to front, double sided wood burning stove and spiral staircase.

### **Bedroom**

14' 7" x 12' 5" (4.45m x 3.78m) Bay window to front.

### **Bathroom**

8' 9" x 6' 4" (2.67m x 1.93m) Window to side, shower enclosure, low flush w/c and wash hand basin.

### **Dressing Room**

6' 11" x 5' 8" (2.11m x 1.73m) With built in storage

### **Garage**

Wooden doors to front and personal door to side.

### **Garden**

To the front of the property is large gravel driveway with mature trees and shrubs. Gated access leads to further parking to the side of the bungalow and the garage.

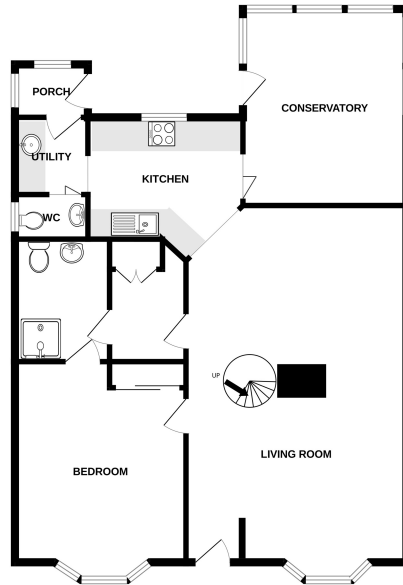
To the rear of the property is mature garden with flower beds, shrubs and a variety of trees.

**Council Tax Band: B**

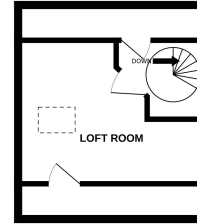
**EPC Rating: TBC**



GROUND FLOOR  
1029 sq.ft. (95.6 sq.m.) approx.



1ST FLOOR  
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA - 1230 sq.ft. (115.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrepro 5/2014



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