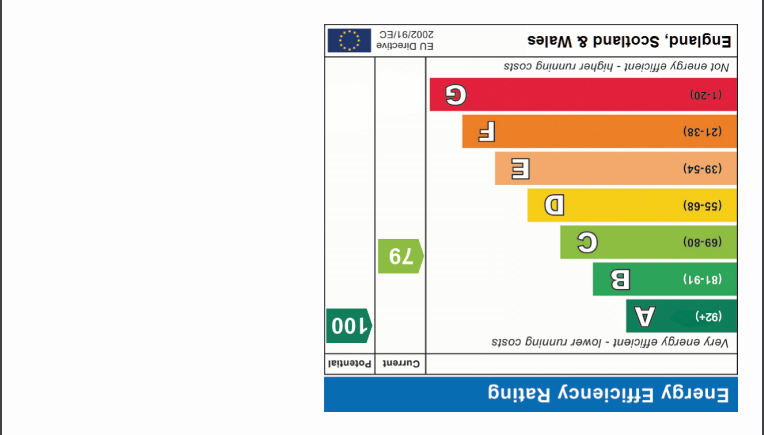


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2 Old Chapel Close

Watlington

King's Lynn, PE33 0FA

£290,000

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Old Chapel Close

Watlington, King's Lynn, PE33 0FA

This well presented semi detached family home is situated in the sought-after village of Watlington and enjoys a great position within a small private development. The property features **SPACIOUS LIVING ACCOMMODATION** arranged over two floors. Comprising of a living room, 21' kitchen/ dining area, utility room, ground floor cloakroom, 3 bedrooms, family bathroom and en-suite to master. The property benefits from an air source underfloor heating system, UPVC double glazing, garage with electric roller door, parking and an enclosed front & rear garden.



UPVC Double Glazed Front Door to Entrance Hall

Entrance Hall

19' 4" x 3' 1" (5.89m x 0.94m) Tiled Flooring. Staircase to the landing area. Room thermostat. Under stairs storage. Part panelled walls. Doors to;

Living Room

12' 6" x 13' 11" (3.81m x 4.24m) UPVC double glazed window to the front. Engineered wood flooring. Room thermostat. Television point. Telephone point.

Kitchen / Dining Area

9' 10" x 21' 5" (3.00m x 6.53m) - Tiled flooring throughout.

The Kitchen area has a range of fitted wall and base units with worksurface over and incorporating a sink and drainer unit. Built in electric hob & oven with extractor hood over. Integrated fridge/ freezer & dishwasher. Room thermostat. UPVC double glazed window to the rear. UPVC double glazed patio doors to enclosed garden.

Dining area has a UPVC double glazed window to the rear & a room thermostat.

Utility Room

6' 3" x 8' 0" (1.91m x 2.44m) UPVC double glazed window & UPVC double glazed door to the side of the property. Electric box. Fitted with a range of base units with worksurface over and incorporating sink and drainer unit . Space for washing machine & tumble dryer. Tiled flooring.

Cloakroom

6' 4" x 2' 10" (1.93m x 0.86m) Tiled flooring. Fitted with a wash handbasin to vanity unit and low level w.c. Extractor.

First Floor Landing

Access to loft space. Thermostat controlling first floor radiators. . Doors leading to;

Bedroom 1

11' 5" x 10' 4" (3.48m x 3.15m) Double glazed UPVC window to the rear. Television point. Radiator. Door to En Suite.

En-Suite Shower Room

8' 1" x 3' 2" (2.46m x 0.97m) Skylight window. Walk in shower cubicle with tiled surround. Wash handbasin to vanity unit and low level w.c. .Extractor fan.

Bedroom 2

8' 3" x 10' 3" (2.51m x 3.12m) UPVC double glazed window to the front. Radiator. Television point.

Bedroom 3

10' 10" x 6' 11" (3.30m x 2.11m) UPVC double glazed window to the front. Radiator.

Bathroom

8' 2" x 6' 8" (2.49m x 2.03m) Skylight window to the rear. Fitted with a panelled bath with shower over with tiled surround, wash handbasin to vanity unit and low level w.c.. Heated towel rail.

Front Garden

The front garden is mostly laid to lawn with a path from the garage/ parking to the front porch area. Parking is to the front of the garage.

Garage

11' 2" x 19' 11" (3.40m x 6.07m) Electric roller door. Pedestrian side entrance. Power and light.

Rear Garden

The rear enclosed garden is mostly laid to lawn with a patio area with the air source unit in the corner, outside tap and outside lighting. A side path leads to the to the front of the property. .

Agents Note

Please be aware the property is situated on a private road. Further details available by calling the office on 01366 385588.

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.