



17 Wensum Close
 Watlington
 King's Lynn, PE33 0TT
 £350,000



Wensum Close

Watlington, King's Lynn, PE33 0TT

This well presented 4 bedroom detached family home is situated in Watlington with rail links to Kings Lynn, Cambridge and London. The property comprises of a living room with feature fireplace and doors leading to the dining room. There is a conservatory over looking the enclosed rear garden. The fitted kitchen leads through to a utility room & downstairs cloakroom. In addition there is a separate study which completes the downstairs layout. To the first floor there are 4 bedrooms the master bedroom having an en-suite in addition there is also a family bathroom.

Outside to the front of the property is a double width driveway leading up to the double garage. There is a lawned area with shrubs, a path to the front door and a gate that leads to the rear garden. The rear enclosed garden is mainly laid to lawn with a shed, pergola and a patio area.

The property benefits from UPVC double glazing and gas central heating, a really spacious family home that should be viewed to fully appreciate it.



UPVC Part Glazed Door To:

Hallway

16' 7" x 6' 5" (5.05m x 1.96m) Max. Staircase to first floor: Radiator: Under stairs storage.

Living Room

16' 7" x 10' 10" (5.05m x 3.30m) UPVC double glazed window to front. Radiator: Feature fireplace. Double doors to dining room.

Dining Room

9' 10" x 9' 10" (3.00m x 3.00m) Radiator: Patio doors to conservatory. Door to kitchen.

Conservatory

10' 6" x 9' 7" (3.20m x 2.92m) UPVC construction. Laminate floor: Patio door to side.

Kitchen

9' 8" x 10' 1" (2.95m x 3.07m) UPVC double glazed window to rear: Fitted with a range of wall and base units with roll edge worktop over incorporating a stainless steel sink and drainer with mixer tap. Oven. Gas hob. Extractor fan. Spot lights Radiator: Space for dishwasher: Radiator: Door to Utility.

Utility Room

6' 6" x 5' 6" (1.98m x 1.68m) Fitted with base units with roll edge worktop over incorporating a stainless steel sink and drainer with mixer tap. Space for washing machine. Door to cloakroom

Cloakroom

2' 10" x 5' 7" (0.86m x 1.70m) UPVC double glazed window to side. WC. Wash hand basin

Study

9' 6" x 8' 4" (2.90m x 2.54m) Radiator

First Floor Landing

Loft hatch. Airing cupboard.

Bedroom 1

13' 2" x 14' 1" (4.01m x 4.29m) mAX UPVC double glazed window to front. Radiator: Door to en-suite.

En-suite

4' 6" x 7' 6" (1.37m x 2.29m) UPVC double glazed window to side. Wash hand basin. Shower cubicle. WC. Heated towel rail.

Bedroom 2

12' 10" x 8' 6" (3.91m x 2.59m) Two UPVC double glazed windows to front. Radiator:

Bedroom 3

9' 11" x 11' 5" (3.02m x 3.48m) UPVC double glazed window to rear. Radiator:

Bedroom 4

8' 9" x 7' 8" (2.67m x 2.34m) UPVC double glazed window to rear: Radiator

Bathroom

6' 1" x 6' 6" (1.85m x 1.98m) UPVC double glazed window to side. Panelled bath. WC. Wash hand basin.

Outside

To the front of the property is a double width driveway leading to the double garage. There is a lawned area with shrubs and planted areas.

To the rear there is an enclosed garden mainly laid to lawn with trees shrubs, boarders and a patio area.

Double Garage

Power and light.

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.

