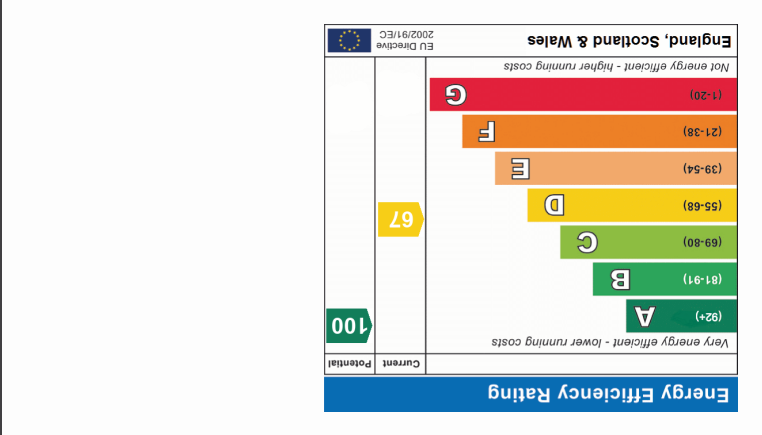


info@kingpartners.co.uk

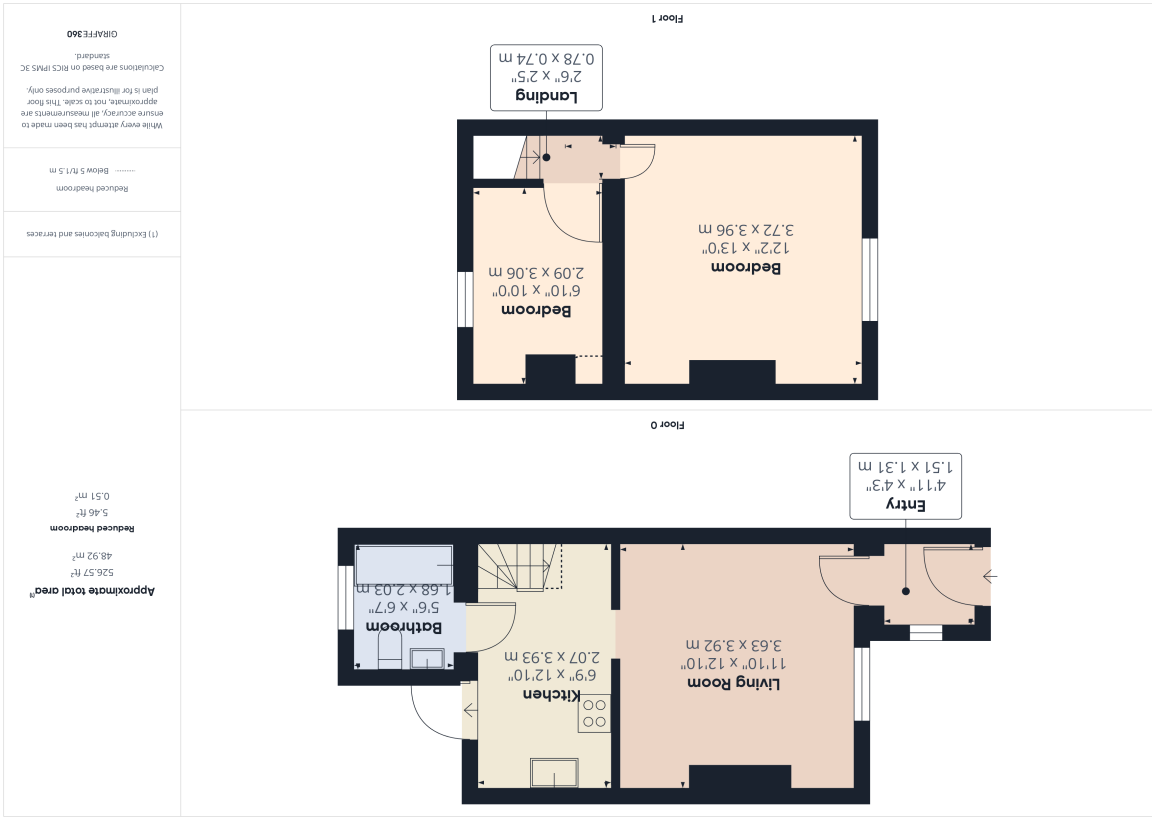
01366 385588

PE38 9DG

9 Market Place, Downham Market



King & Partners  
SALES • LETTINGS • MORTGAGES



26 Fen Road

Watlington

King's Lynn, PE33 0JA

£168,000

King & Partners  
SALES • LETTINGS • MORTGAGES

01366 385588  
info@kingpartners.co.uk





# Fen Road

## Watlington, King's Lynn, PE33 0JA

Charming two-bedroom mid-terrace cottage in the sought-after village of Watlington, Norfolk. An ideal first-time buy, the property features a cozy lounge with space for a log burner, and a recently renovated kitchen and bathroom. Upstairs offers two bedrooms, while outside boasts an enclosed rear garden, off-road parking, and a shed.

Nestled in the heart of West Norfolk, the picturesque village of Watlington offers a perfect blend of rural charm and modern convenience. The village boasts excellent amenities, including a primary school, doctor's surgery, a welcoming pub, and a convenience store with a post office. For commuters, Watlington's mainline railway station provides direct links to King's Lynn, Ely, Cambridge, and London King's Cross, making it an ideal location for those seeking a peaceful village lifestyle with easy access to urban hubs. With its friendly community, scenic countryside, and proximity to the historic town of King's Lynn, Watlington is a delightful place to call home



### Entrance Porch

Entrance Door to porch. Cloak area. Door to lounge.

### Lounge

Double glazed window to the front. Space for a log burner. TV point. Radiator. Wooden flooring. Doorway to the kitchen.

### Kitchen

A mixture of wall and base units. Sink & a half with rinser. Space for freestanding oven with extractor over. Space for washing machine. Gas boiler. Fridge/freezer space under the stairs. Stairs to first floor. Doors to bathroom and outside area. Tiled flooring.

### Ground Floor Bathroom

Wash hand basin in vanity unit. Radiator. Double glazed window the rear. Panelled bath with shower over. WC.

### Landing

Doors to both bedrooms. Consumer unit.

### Bedroom One

Loft hatch. Radiator. Double glazed window to the front.

### Bedroom Two

Radiator. Double glazed window to the rear.

### Rear Garden

Small patio area. Laid to lawn area. Enclosed in wood fencing. Gates on both sides for access out to the rear. Shed.

### Driveway

Parking space to the front. Footpath to the front door. Both sides of the front have been secured with either hedging or picket fencing.

### The local Area

The village boasts excellent amenities, including a primary school, doctor's surgery, a welcoming pub, and a convenience store with a post office. For commuters, Watlington's mainline railway station provides direct links to King's Lynn, Ely, Cambridge, and London King's Cross, making it an ideal location for those seeking a peaceful village lifestyle with easy access to urban hubs. With its friendly community, scenic countryside, and proximity to the historic town of King's Lynn, Watlington is a delightful place to call home.

### 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.