



NEWSON & BUCK  
ESTATE AGENTS

# Willow Tree Cottage

Water Lane

Blackborough End

King's Lynn

Norfolk

PE32 1SD

£450,000

Newson & Buck are delighted to present Willow Tree Cottage, a charming and spacious four-bedroom detached residence, ideally situated in the popular village of Blackborough End – just a short drive from King's Lynn and with convenient access to the A47. This well-presented family home offers generous living accommodation throughout, featuring a bright and airy lounge, well-appointed kitchen/dining area, and four good-sized bedrooms, including a master bedroom with en suite facilities. The property benefits from oil-fired central heating and double glazing throughout. Externally, Willow Tree Cottage boasts off-road parking for numerous vehicles and a private rear garden, perfect for entertaining. The garden includes a decking area that is partially covered, offering an ideal space for outdoor dining and year-round enjoyment. Offered with no onward chain, Willow Tree Cottage provides the perfect blend of village charm and modern comfort, all within easy reach of local amenities, schools, and major transport links. Early

- Popular village location
- Close to the A47 - access to Kings' Lynn & Norwich
- Four Double bedrooms
- En-suite to Master Bedroom
- Downstairs W/C
- Private Garden with Decking Area
- Kitchen & Dining Room
- Pantry & Utility Room
- Family Home



### **Entrance Hall**

16' 01" x 11' 10" (4.90m x 3.61m) Entrance door, LVT flooring, radiator, under stairs cupboard, doors leading to

### **Downstairs W/C**

4' 02" x 6' 01" (1.27m x 1.85m) Tiled floor, tiled wall, vanity unit with inset sink and mixer tap over, low level flush w/c, window to side aspect

### **Lounge**

16' 01" x 14' 05" (4.90m x 4.39m) LVT flooring, feature fireplace, two windows to front aspect, radiator

### **Kitchen/Diner**

16' 01" x 15' 01" (4.90m x 4.60m) LVT flooring, range of base and wall cabinets, worktops, electric oven and hob with extractor over, ceramic sink with mixer tap over, space for Fridge/Freezer, window to side aspect, patio doors to rear garden

### **Pantry**

3' 05" x 5' 06" (1.04m x 1.68m) Laminate flooring, shelving

### **Utility Room**

6' 01" x 6' 08" (1.85m x 2.03m) Laminate flooring, base cabinets with stainless sink with mixer tap over, space for washing machine & tumble dryer, boiler, window to side aspect,

### **Landing**

4' 09" x 23' 02" (1.45m x 7.06m) Carpeted, window to side aspect, inset spotlights, inset spotlights, loft access, radiator

### **Master Bedroom**

9' 09" x 16' 01" (2.97m x 4.90m) Carpeted, radiator, window to rear aspect, door leading to

### **En-Suite**

6' 06" x 7' 05" (1.98m x 2.26m) vinyl flooring, window to side aspect, quadrant shower cubicle with thermostatic shower over, towel radiator, hand basin, low level flush w/c

### **Bedroom Two**

8' 06" x 13' 01" (2.59m x 3.99m) Carpeted, window to front, radiator

### **Bedroom Three**

7' 07" max x 14' 05" max (2.31m x 4.39m) Carpeted, radiator, window to front aspect

### **Bedroom Four**

6' 06" x 11' 03" (1.98m x 3.43m) Carpeted, window to side aspect, radiator

### **Family Bathroom**

6' 04" x 10' 10" (1.93m x 3.30m) Vinyl flooring, window to side aspect, spotlights, panelled bath with tiled surround, low level flush w/c, hand basin, quadrant shower cubicle with thermostatic shower over.

### **External**

The property is approached via a brick-weave driveway, providing generous off-road parking. To the rear, you'll find a private, enclosed garden, perfect for outdoor living. A decked seating area, partly covered for year-round use, creates an inviting space for entertaining, while the remainder of the garden is laid to lawn and complemented by a garden shed. The secure fencing ensures both privacy and a safe environment for children or pets.

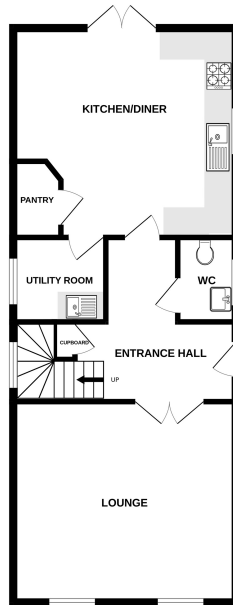
### **Council Tax - E**

### **EPC - Awaiting**

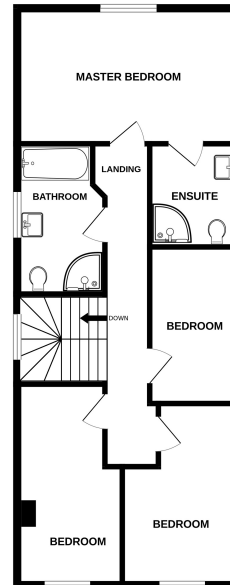




GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 1327 sq.ft. (123.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of plots, distances, areas and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, agents and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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