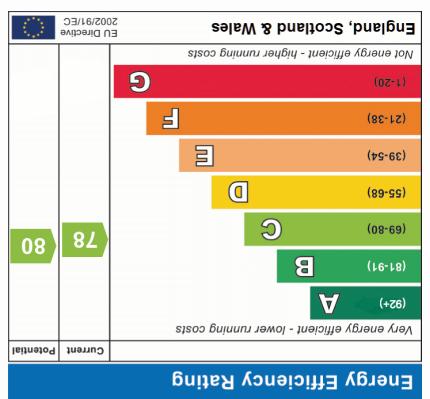


info@kingpartners.co.uk

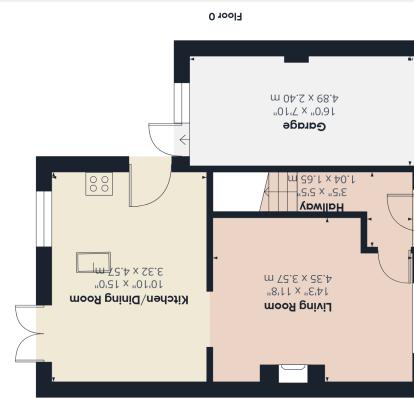
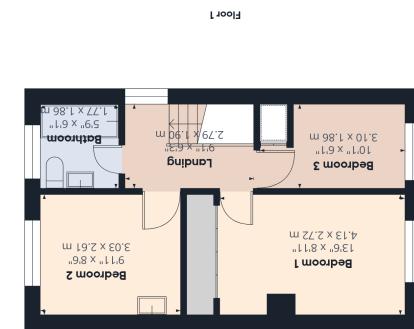
01366 385588

PE38 9DG

9 Market Place, Downham Market



GIAVREFE 360	
EU Directive 2002/91/EC	
England, Scotland & Wales	
2002/91/EC	
Calculated by software BSCS Plus Software is used to calculate the energy efficiency of a property and to determine the appropriate rating. The software is not a substitute for professional advice.	
(1) Excluding heating, hot water and electricity	
Very energy efficient - lower running costs Not energy efficient - higher running costs	
Current Potential	
Energy Efficiency Rating	



W S E N

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King & Partners




31 Paige Close

Watlington

King's Lynn, PE33 0TQ

£230,000


King & Partners
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Paige Close

Watlington, King's Lynn, PE33 0TQ

This charming three-bedroom semi-detached house is located in the highly sought-after area of Watlington. Perfectly blending modern comfort with practical living, this delightful home offers lovely accommodation and a host of features designed to suit families and professionals alike. The heart of the home is the impressive kitchen and dining area, boasting engineered wood flooring that extends seamlessly into the adjoining living room. This open-plan space is flooded with natural light and provides the perfect setting for both relaxed family meals and entertaining guests. The kitchen is well-equipped with contemporary fittings and offers plenty of storage and workspace for all your culinary needs. Off the kitchen/dining area, French doors open onto an enclosed garden featuring a spacious patio area — an idyllic spot for outdoor dining, socialising, or simply unwinding in the fresh air. Upstairs, you'll find three bedrooms, offering versatile space that can easily be adapted to suit your needs. The energy efficiency is enhanced by the installation of solar panels, which not only reduce the environmental impact but also offer potential savings on energy bills. Practicality continues with a garage and off-street parking, providing safe and convenient accommodation for vehicles or additional storage space. Don't miss the opportunity to make this fabulous house your new home. Contact us today to arrange a viewing.



Part Glazed Door

Entrance Hall

Staircase to first floor. Radiator.

Living Room

14' 3" x 11' 8" (4.34m x 3.56m) Max UPVC double glazed window to front. Radiator. Feature fireplace. Engineered wood floor. Opening to kitchen/dining room.

Kitchen/Dining room

10' 10" x 15' 0" (3.30m x 4.57m) Patio doors to rear garden. UPVC double glazed window to rear. Fitted with a range of wall and base units with worktop over. Integrated dish washer & fridge freezer. Ceramic sink and drainer. Electric oven. Gas hob. Extractor hood. Door to rear. Engineered wood flooring.

Landing

UPVC double glazed window.

Bedroom 1

13' 6" x 8' 11" (4.11m x 2.72m) UPVC double glazed window. Radiator. Fitted wardrobes

Bedroom 2

9' 11" x 8' 6" (3.02m x 2.59m) UPVC double glazed window. Radiator.

Bedroom 3

10' 1" x 6' 1" (3.07m x 1.85m) Max. UPVC double glazed window. Radiator. Cupboard.

Bathroom

5' 9" x 6' 1" (1.75m x 1.85m) UPVC double glazed window. P-shaped bath with shower mixer tap and shower screen. Wash hand basin & W.C within vanity unit.

Front Garden

Gravel front offering parking leading to the garage. Area laid to lawn.

Garage

Window and door to rear. Plumbing for washing machine. Up & over door.

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.

