



23 Bure Close, Watlington
Guide Price £230,000

BELTON DUFFEY



23 BURE CLOSE, WATLINGTON, KING'S LYNN, NORFOLK, PE33 0TN

A 3 bedroom, semi-detached house situated in a popular location with large gardens and parking.

DESCRIPTION

A 3 bedroom, semi-detached house situated in a popular location with large gardens and parking.

The property is installed with UPVC double glazing and gas fired central heating with solar panels. The accommodation briefly comprises entrance hall, sitting room, dining room and kitchen on the ground floor. On the first floor are 3 bedrooms and a bathroom.

Outside the property offers parking for 4 cars and good size gardens front and rear.

PLEASE NOTE: The property is installed with solar panel having a 'feed-in' tariff.

The agent recommends an early inspection of this property.

SITUATION

Watlington is approximately midway between King's Lynn and Downham Market; situated just off the A10 and well placed for both towns, Swaffham, Thetford and Wisbech. Watlington has various facilities, including shops, schools, post office, Public House together with a railway station, which is on the main line to Cambridge and London King's Cross.

ENTRANCE HALL

1.92m x 1.19m max (6' 4" x 3' 11" max) Light oak effect UPVC double glazed door to outside, radiator, straight flight staircase to first floor landing.

SITTING ROOM

4.52m x 3.26m (14' 10" x 10' 8") Feature fireplace with marble inset, marble hearth and beech style surround, radiator, laminate flooring, arch into

DINING ROOM

3.17m x 2.11m (10' 5" x 6' 11") Radiator, laminate flooring, window overlooking rear garden, under stairs storage cupboard with shelving and light.



KITCHEN

3.2m x 2.01m (10' 6" x 6' 7") L-shaped granite effect worktop with stainless steel sink unit and chrome mixer tap, 4 ring stainless steel gas hob, electric fan assisted oven under. Maple effect cupboards and drawers under, matching wall cupboards, extractor, space and plumbing for automatic washing machine, space for under counter fridge and Worcester Green star 28i Junior combi gas boiler, light oak effect UPVC double glazed door to outside and window overlooking the rear garden.

FIRST FLOOR LANDING

2.49m x 1.81m (8' 2" x 5' 11") Loft access and airing cupboard with shelving.

BEDROOM 1

4.22m max into wardrobe recess, narrowing to 3.58m x 2.52m (13' 10" max into wardrobe recess, narrowing to 11' 9" x 8' 3") Storage cupboard with hanging rail.

BEDROOM 2

3.22m x 1.96m excluding door recess (10' 7" x 6' 5" excluding door recess) Radiator and window overlooking rear garden.

BEDROOM 3

2.32m x 2.23m (7' 7" x 7' 4") Radiator, window overlooking rear garden.

L-SHAPED SHOWER ROOM

2.3m x 1.98m both max (7' 7" x 6' 6" both max) Larger than average shower cubicle with Triton Enrich show, level WC, pedestal wash hand basin, polished marble top with cupboards and drawers under, tiled wall areas, extractor and radiator.

OUTSIDE

The property occupies a good size plot which has 2 lawned areas to the front with shrubs and a tarmac driveway providing car parking for 4 cars.

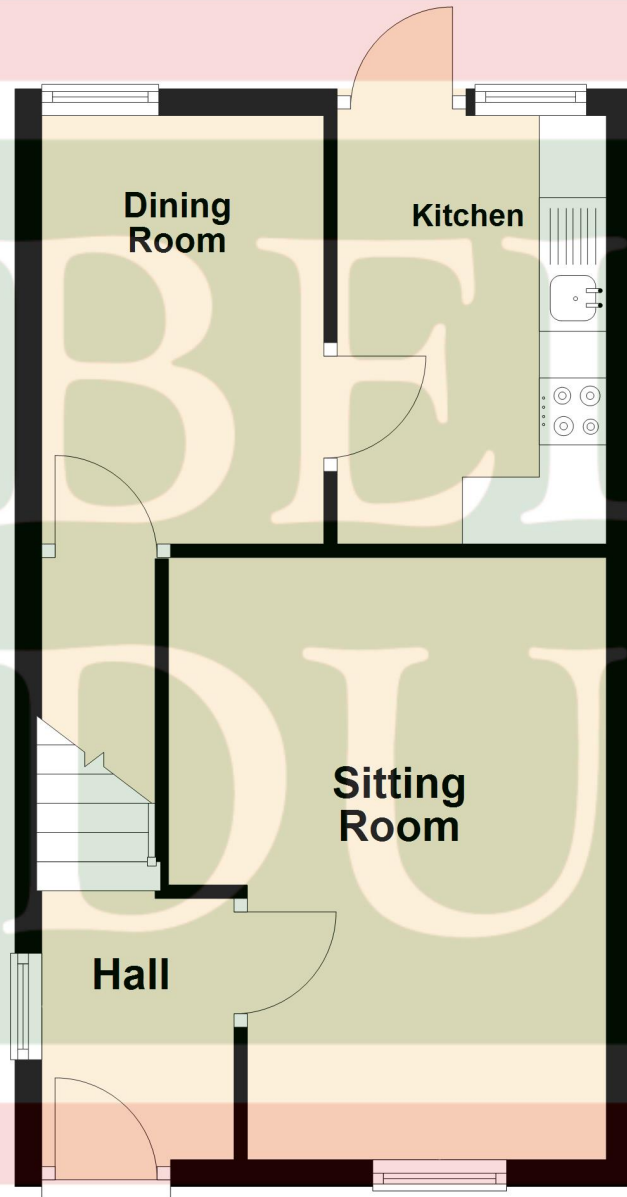
The rear garden is a fine feature of the property being laid to lawn with flower and shrub borders, pathway leading to a paved patio and garden. There is also a further lawned garden and an area suitable for a vegetable plot. The rear garden is enclosed by fenced boundaries.

DIRECTIONS

From King's Lynn proceed out of town on the A10, passing through West Winch and Setchey. At the Oakwood Corner roundabout take the third exit signposted Watlington Station. Continue along passing the shops in the centre of the village, continue straight over into St Peters Road, taking the third left hand turning into Lark Road, take the first right hand turn into Bure Close.

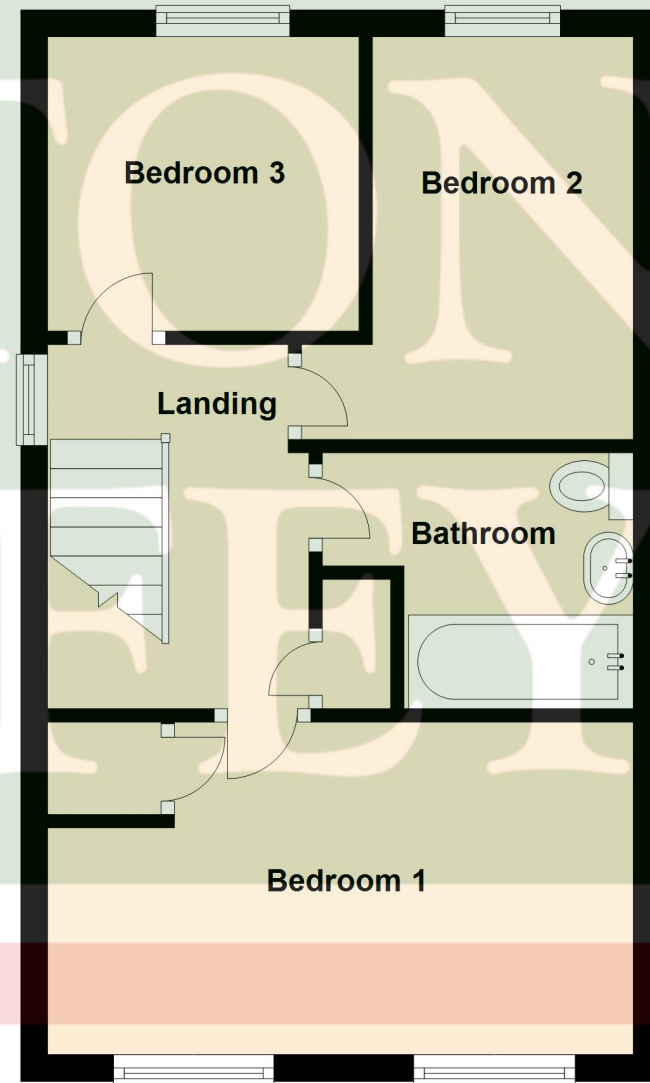
Ground Floor

Approx. 32.9 sq. metres (354.1 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.1 sq. feet)



Total area: approx. 66.2 sq. metres (712.2 sq. feet)

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band - B.

Gas fired central heating.

EPC Rating - C.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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