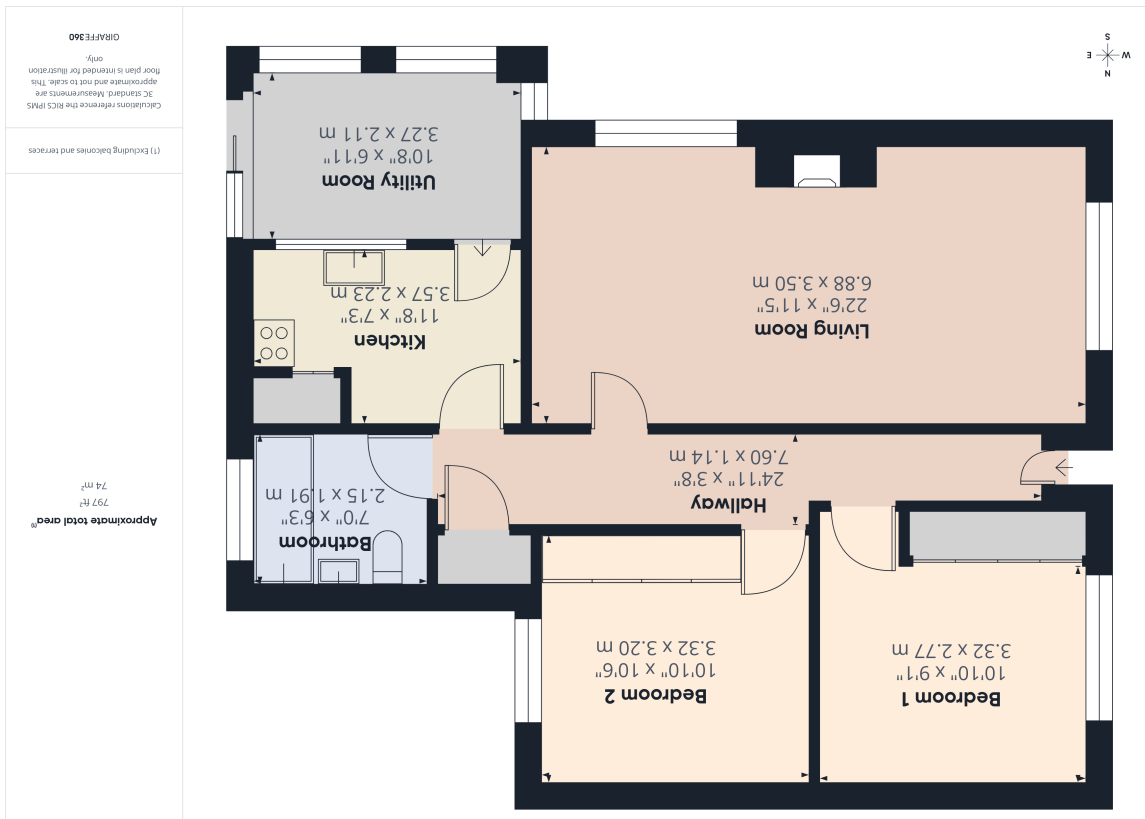
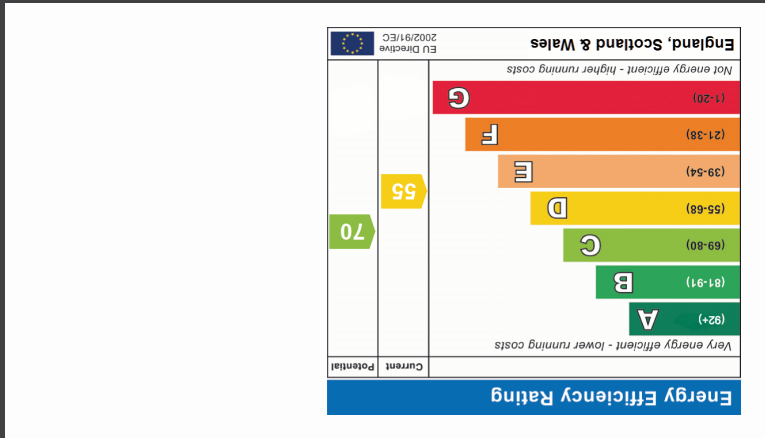


info@kingpartners.co.uk

01366 385588

PE38 9DG

9 Market Place, Downham Market



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115 Downham Road

Watlington

King's Lynn, PE33 0HR

£245,000

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01366 385588

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# Downham Road

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

Welcome to this detached bungalow nestled in the picturesque village of Watlington. This delightful two-bedroom home is ideal for those seeking a peaceful and practical living space in a sought-after location. Upon entering, you are greeted by a bright and airy living/dining room with a feature fireplace perfect for relaxing evenings or entertaining guests. The fitted kitchen has an adjoining handy utility room which provides additional storage and laundry facilities. There are two generously sized bedrooms, both featuring built-in fitted wardrobes that maximises storage. The bathroom is conveniently located with contemporary fixtures and fittings to complete the property. Outside, the bungalow benefits from an established garden, providing an excellent opportunity for outdoor relaxation or gardening enthusiasts to indulge in their hobby. Watlington itself is a charming village known for its friendly community, excellent schools, and beautiful surrounding countryside. Residents enjoy easy access to nearby towns and transport links, combining rural charm with practical connectivity. Whether you are a first-time buyer, downsizer, or looking for a comfortable family home, this property offers a wonderful canvas to create lasting memories.



### Entrance Hall

UPVC double glazed door. Two radiators. Loft access. Consumer unit. Airing cupboard housing water tank.

### Bedroom 1

10' 10" x 9' 1" (3.30m x 2.77m) UPVC double glazed window to front. Radiator. Built-in wardrobe.

### Bedroom 2

10' 10" x 10' 6" (3.30m x 3.20m) UPVC double glazed window. Radiator . Built-in wardrobe.

### Bathroom

7' 0" x 6' 3" (2.13m x 1.91m) UPVC double glazed window to rear. Panel bath with tiled surround. Wash hand basin. W.C. Radiator. Extractor fan.

### Kitchen

11' 8" x 7' 3" (3.56m x 2.21m) Window to utility area. Fitted with a range of wall and base units with worktop over. Incorporating a sink and drainer with mixer tap. Space for fridge freezer. Integrated dishwasher. Electrc oven with hob and extractor fan. Cupboard housing oil boiler. Loft access

### Utility Area

10' 8" x 6' 11" (3.25m x 2.11m) Sliding doors to rear garden. Radiator. Windows to side and front. Space for washing machine and tumble dryer.

### Living/Dining Room

22' 6" x 11' 5" (6.86m x 3.48m) Feature fireplace. Windows to front and side. Radiator.

### Garden

Established gardens. Fields to the rear.

### Front

Parking to the front with additional parking leading to the garage.

### Garage

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.