



8 Glebe Avenue, Watlington
Guide Price £299,950

BELTON DUFFEY



8 GLEBE AVENUE, WATLINGTON, NORFOLK, PE33 0HW

A deceptively spacious, extended 3 bedroom semi-detached house with kitchen and garden room extension, large gardens, parking and extended garage in a cul-de-sac location.

DESCRIPTION

A deceptively spacious, extended 3 bedroom semi-detached house with kitchen and garden room extension, large gardens, parking and extended garage in a cul-de-sac location.

The property has been extended by the current vendors and provides comfortable accommodation, being installed with gas central heating and double glazing.

The well presented accommodation briefly comprises entrance porch, spacious hall, sitting with opening dining room, garden room extension overlooking the rear garden with a contemporary wood burning stove. The kitchen has been extended which lead to the a drying area and a cloakroom. On the first floor are 3 bedrooms and a bathroom.

The frontage has been re-laid with a permeable Rubber Crumb driveway and this area provides parking for several vehicles. The garage has been extended and has had a replacement EDPM roof (guaranteed until 2030). The property occupies a large corner plot with mature shrubs, plants, raised vegetable beds, lawns, seating areas and a pond.

An early inspection is highly recommended.

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 a shop, post office, a Primary school, a medical centre with pharmacy, village hall, social club, various parks and The Angel Pub and Restaurant. There is a railway station with direct links into London King's Cross which is a 1 hr 40 mins journey. It is approx. 25 miles north of Ely which offers a selection of good shops and the Ely Cathedral, the North Norfolk coast and its quaint villages and sandy beaches can be found less than an hour north by car.

ENTRANCE PORCH

2.22m x 1.02m (7' 3" x 3' 4") Woodgrain effect composite double glazed door to outside, UPVC double glazed door into the spacious entrance hall.

SPACIOUS ENTRANCE HALL

3.81m x 2.11m (12' 6" x 6' 11") Ceramic tiled floor, staircase to first floor landing and radiator.

SITTING ROOM

4.1m x 3.83m (13' 5" x 12' 7") Bespoke fitted shelving, radiator, ceramic tiled floor.

DINING ROOM

3.39m max x 2.83m (11' 1" max x 9' 3") Ceramic tiled floor, recessed shelving.

GARDEN ROOM

3.61m x 3.06m (11' 10" x 10' 0") Ceramic tiled floor, ABX contemporary wood burner on a glass hearth, French doors to rear garden, radiator.



KITCHEN

6.23m x 2.83m, narrowing to 2.36m (20'5" x 9' 3", narrowing to 7' 9") L-shaped walnut block effect worktop with composite sink unit and chrome mixer tap, cream coloured cupboards and drawers under. Matching L-shaped worktop with Neff 5 ring hob, extractor oven, Zanussi double oven under, cupboards and drawers under, 1 having a pull-out spice rack and corner carousel unit, space for a tall larder fridge and tall freezer, space and plumbing for dishwasher, matching wall cupboards, extractor fan. Further worktops with cupboards under, rustic vegetable racks, space and plumbing for automatic washing machine and space for tumble dryer, ceramic tiled floor.

DRYING ROOM

1.29m x 0.91m (4' 3" x 3' 0") Heated towel rail.

CLOAKROOM

1.37m x 1.01m (4' 6" x 3' 4") Low level WC, wash hand basin with chrome mixer tap, ceramic tiled floor, electric heater, extractor.

FIRST FLOOR LANDING

2.53m x 1.54m (8' 4" x 5' 1") Loft access with timber loft ladder, being part boarded and having light. Airing cupboard with Vaillant eco TEC Plus 831 gas fired boiler.

BEDROOM 1

3.66m x 3.48m excluding door recess into back of wardrobes (12' 0" x 11' 5") Mirrored wardrobes with hanging rails and shelves, radiator.

BEDROOM 2

3.94m x 2.98m (12' 11" x 9' 9") Range of maple effect fitted wardrobes comprising a double, 2 single, bedside tables, locker over bedhead and a fitted dressing table, laminate flooring.

BEDROOM 3

2.76m x 2.22m max (9' 1" x 7' 3") Laminate flooring, radiator and shelved storage cupboard above stairs bulkhead.

OUTSIDE

The property occupies an established and generous size plot and is accessed via a rubber crumb driveway leading to the larger than average garage.

The rear garden is a fine feature of the property having a decked area with double power point, outside tap. Wood store, large feature carrstone pond, paved area with granite chippings leading to a paved patio, greenhouse with power. There are vegetable beds, further flowers and shrubs, garden shed and 2 garden stores. The rear garden is enclosed by fenced boundaries.

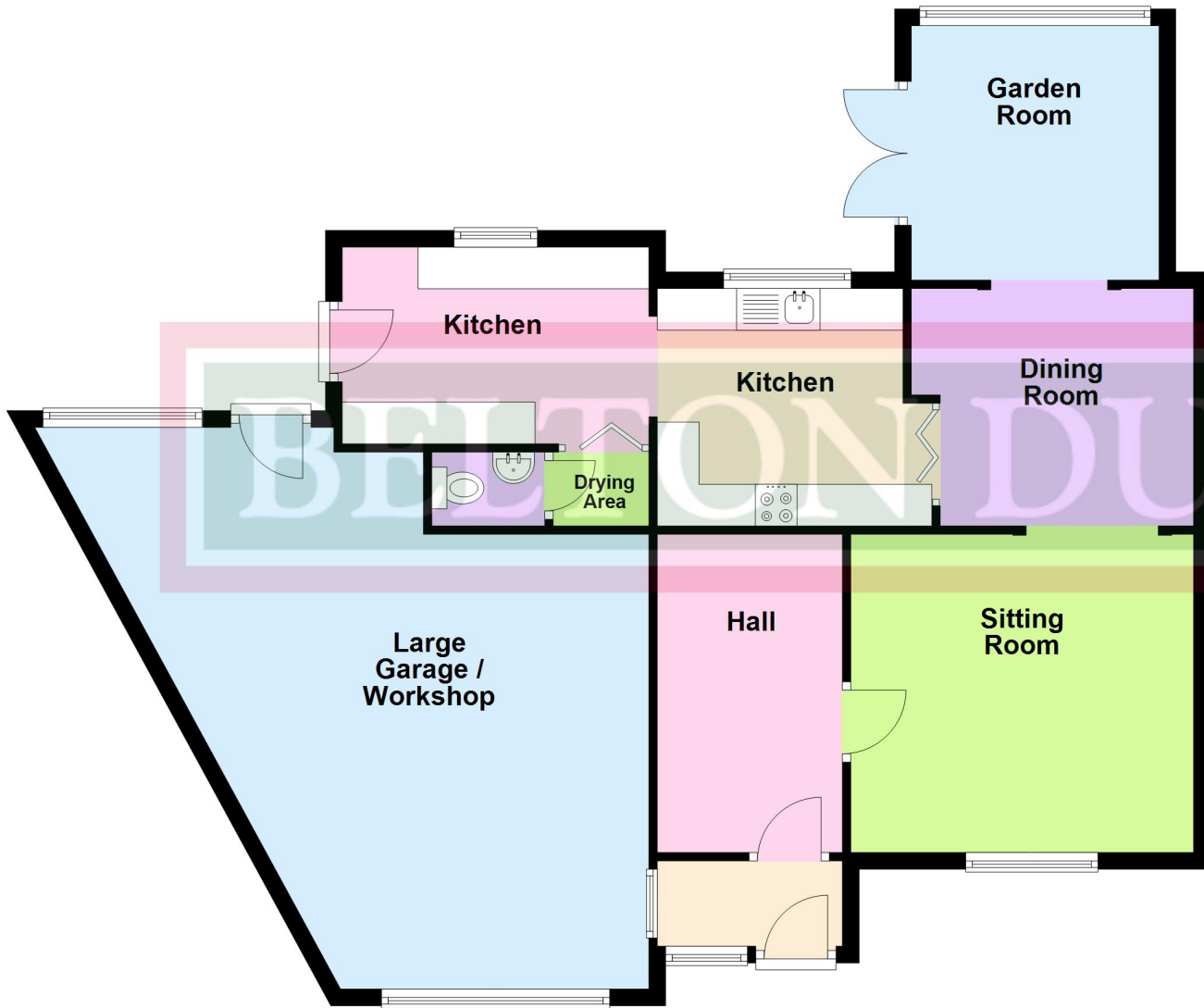
LARGER THAN AVERAGE GARAGE

5.86m extending to 7.0m x 5.52m average and max of 6.92m (19' 3" extending to 23' 0" x 18' 1" average and max of 22' 8") Ample power points, water tap, personal door and up and over door.

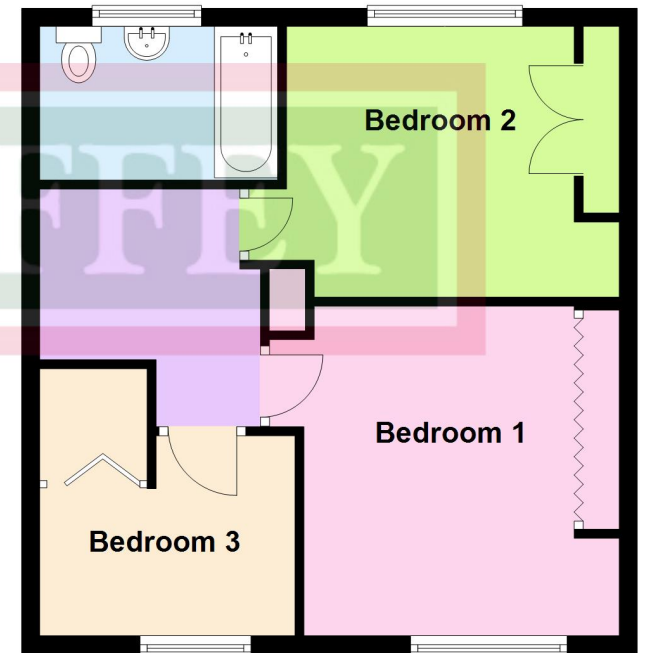
DIRECTIONS

From King's Lynn take the A10 at the roundabout with the junction for the A134 take the second exit continuing on the A10 passing Tottenhill retail park on the right hand side, take the next right hand turning into Thieves Bridge Road. Take the second right hand turn into Orchard Close, follow the road to the left onto Glebe Avenue and the property can be seen on the right hand side.

Ground Floor



First Floor



OTHER INFORMATION

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

EPC - C.

Gas central heating.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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