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Russett House
Downham Road
Watlington

£485,000

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Russett House

Watlington, King's Lynn, PE33 0HS

This detached family home should be seen to appreciate all that it has to offer. The property has a kitchen/diner plus a separate living room, dining room, conservatory, study/bedroom 5, plus a utility and downstairs cloakroom. To the first floor there are four bedrooms, the master benefitting from an en-suite and family bathroom.

To the front of the property is a gated entrance with a large shingle driveway which provides parking for approximately 8 vehicles and has a detached double garage with power. The L-shaped rear garden is fully enclosed and enjoys a large side patio plus an additional patio to the rear.

The village of Watlington is well served with a village shop/post office, public house, social club, village school and doctors surgery. There is a mainline rail link to Ely, Cambridge and London Kings Cross.



Wooden Front Door To:

Entrance Hall

11' 11" x 12' 0" (3.63m x 3.66m) UPVC panelled glass to side. Radiator. Staircase to first floor.

Kitchen/Dining Room

21' 0" x 20' 3" (6.40m x 6.17m) Double UPVC double glazed window to side. UPVC double glazed door to conservatory. UPVC double glazed door to side. Fitted with a range of wall and base units incorporating a one and a half bowl sink and drainer with mixer tap. Double electric AEG oven. 4 ring electric hob. Peninsula island with seating area. Built in fridge freezer. Dishwasher. Tiled floor: 2 radiators.

Utility Room

9' 5" x 7' 7" (2.87m x 2.31m) UPVC double glazed window to front and side. Space for washing machine. Loft hatch. Fitted with base units incorporating a sink and drainer.

Living Room

13' 11" x 22' 7" (4.24m x 6.88m) UPVC double glazed bay window to front. UPVC double glazed doors to patio. Feature fireplace with brick surround. Television point.

Dining Room

12' 0" x 9' 10" (3.66m x 3.00m) UPVC double glazed window to rear. Radiator. Double doors to living room.

Conservatory

9' 9" x 13' 1" (2.97m x 3.99m) Electric points. Double door to side.

Study/Bedroom 5

10' 8" x 14' 2" (3.25m x 4.32m) UPVC double glazed window to front. Radiator.

Cloakroom

4' 0" x 4' 11" (1.22m x 1.50m) UPVC double glazed window to front. Radiator. Wash hand basin. W.C.

Landing

UPVC double glazed window to front. Loft hatch. Radiator. Airing cupboard.

Bedroom 1

14' 1" x 12' 1" (4.29m x 3.68m) UPVC double glazed window to front. Radiator. Door to En-suite.

En-suite

8' 5" x 6' 11" (2.57m x 2.11m) UPVC double glazed window to front. Panelled bath with shower over. Wash hand basin. W.C. Part tiled walls.

Bedroom 2

10' 8" x 11' 10" (3.25m x 3.61m) UPVC double glazed window to front. Radiator.

Bedroom 3

10' 7" x 10' 2" (3.23m x 3.10m) UPVC double glazed window to rear. Radiator.

Bedroom 4

11' 0" x 9' 10" (3.35m x 3.00m) UPVC double glazed window to rear. Radiator.

Family Bathroom

11' 5" x 6' 6" (3.48m x 1.98m) UPVC double glazed window to rear. Panelled bath. Wash hand basin. W.C. Shower enclosure. Part tiled walls. Radiator.

Outside Front

Gated entrance with lights. Shingle driveway with parking for 8 cars. Brick wall boundary with bushes and hedges. Gate to garden. Garage.

Double Garage

Up & Over doors. Power. Side door. UPVC double glazed window to side.

Outside Rear

L shaped garden. Large patio area to side and small to rear. Mainly laid to lawn with trees and hedging. Brick wall & fencing boundary to fully enclosed garden.

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.