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Downham Road Watlington

£485,000



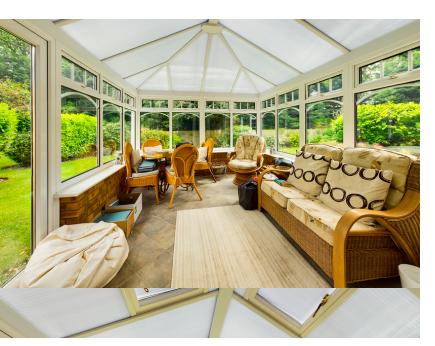
Watlington, King's Lynn, PE33 0HS

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:

II' II" \times I2' 0" (3.63m \times 3.66m) UPVC panelled glass to side. Radiator. Staircase to first floor.

Kitchen/Dining Room

21' 0" \times 20' 3" (6.40m \times 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. Peninsular island with seating area. Built in fridge freezer. Dishwasher, Tiled floor, 2 radiators.

9' 5" \times 7' 7" (2.87m \times 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.

13' 11" \times 22' 7" (4.24m \times 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.

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

Study/Bedroom 5

10' 8" \times 14' 2" (3.25m \times 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.

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

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

En-suite

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

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

Bedroom 3

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

Bedroom 4

II' 0" \times 9' 10" (3.35m \times 3.00m) UPVC double glazed window to rear. Radiator:

Family Bathroom

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

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.

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

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.