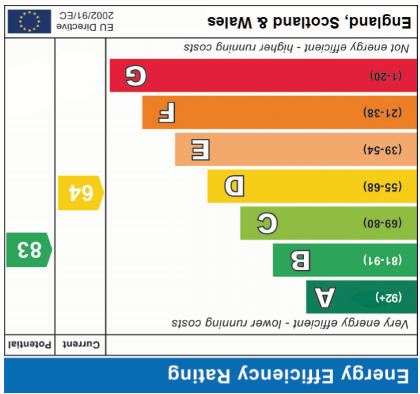


9 Market Place, Downham Market

01366 385588

info@kingpartners.co.uk



King & Partners
SALES • LETTINGS • MORTGAGES



29 Downham Road
Watlington
King's Lynn, PE33 0HS

£400,000



King & Partners

SALES • LETTINGS • MORTGAGES

01366 385588 
info@kingpartners.co.uk

01366 385588



Downham Road

Watlington, King's Lynn, PE33 0HS

Orchard Nook, Downham Road, Watlington, Norfolk Step into the charm of Orchard Nook, a delightful detached 19th-century cottage nestled in the heart of the picturesque village of Watlington.

This character-filled home perfectly blends period charm with modern convenience, offering four well-proportioned bedrooms and a wealth of living space ideal for families or those seeking a peaceful retreat. The property boasts two inviting reception rooms, each featuring charming fireplaces, perfect for cozy evenings. The well-appointed family bathroom is complemented by a convenient downstairs WC, while a spacious utility room adds to the home’s practicality. Set on a generous plot, Orchard Nook enjoys a spacious garden with versatile outbuildings, offering endless potential for hobbies, storage, or even a home office. Benefiting from central heating and double-glazed windows, this home ensures comfort all year round. Situated in the thriving village of Watlington, the property enjoys excellent access to local amenities, including a shop, post office, medical centre, pharmacy, public house, village hall, primary school, and church. The nearby train station provides direct links to Cambridge and London King’s Cross, making it an ideal choice for commuters. A rare opportunity to own a piece of history with modern comforts —Orchard Nook is waiting to welcome you home. Arrange a viewing today!



Porch

5' 9" x 4' 1" (1.75m x 1.24m) UPVC front door to entrance hall. Double glazed window to the side. Tiled Floor. Door to WC. Opening to Dining area.

Downstairs WC

5' 4" x 3' 11" (1.63m x 1.19m) UPVC double glazed window to the rear. Wash hand basin. WC. Radiator. Extractor unit. Tiled Floors.

Dining Room

14' 6" x 12' 8" (4.42m x 3.86m) Exposed ceiling beams. Double glazed window to the front. Radiator. UPVC Front Door. Feature brick fireplace, tiled hearth.

Inner Hallway

7' 5" x 4' 9" (2.26m x 1.45m) Exposed beams in the ceiling. Spotlights. Doors to most ground floor rooms. Understairs cupboard. Stairs to first floor.

Utility Room/ Boot Room

9' 8" x 9' 4" (2.95m x 2.84m) Stone flooring. Double glazed window to the front. Radiator. Utility space with butler sink and work tops. Base and wall units. Spaces for washing machine and dryer.

Kitchen

15' 6" x 9' 9" (4.72m x 2.97m) Double glazed windows to the side and rear. UPVC Barn style door to the side. A mixture of wall and base units. Spaces for fridge/freezer & dishwasher. Butler sink and oak worktops. Space for oven with extractor hood over. Radiator.

Lounge

16' 0" x 15' 7" (4.88m x 4.75m) Brick built fire place with wood burning stove. Two UPVC double glazed windows to rear and side. Radiator. TV point. Patio doors to leading to the rear garden.

Landing

10' 3" x 3' 3" (3.12m x 0.99m) Double glazed window on the stairwell to the side of the property. Radiator. Loft Hatch. Doors to all rooms. Velux window. Inner landing window. Doors to all rooms.

Bedroom One

15' 8" x 12' 5" (4.78m x 3.78m) UPVC double glazed window to the rear. Wash hand basin. Radiator. Small storage cupboards.

Bedroom Two

14' 10" x 10' 6" (4.52m x 3.20m) UPVC double glazed window to the front. Radiator.

Bedroom Three

11' 4" x 7' 9" (3.45m x 2.36m) UPVC double glazed window to the front. Radiator.

Bedroom Four

11' 3" x 7' 4" (3.43m x 2.24m) UPVC double glazed window to the rear. Radiator.

Family Bathroom

9' 4" x 8' 10" (2.84m x 2.69m) Obscured UPVC double glazed window to the front. Rolled top free standing bath with Mixer tap and rinser over. Wash hand basin in Vanity unit. Enclosed shower cubicle with rinser setting. Heated towel rail. WC. Part Panelled walls.

Front & Rear Garden

The property has a drive way to the side. Mostly laid to lawn directly the front with low hedging. There is a carport on the other side but access not currently used. A garage and outbuilding to the rear of the property are good sizes but are in need or refurbishment. The garden is mostly laid to lawn with shrubs and trees surrounding. Also a decked area & a small patio area for seating.

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.