

DIRECTIONS

From the Hardwick roundabout travel east along the A10 towards Downham Market. After approx. 6 miles turn right at the roundabout onto Watlington Road and continue forward onto Lynn Road and then bear left onto Church Road. At the T-junction (by The Angel Public House) turn right onto School Road and then bear left onto Station Road. Turn Left onto John Davis Way and then left onto Stone Close. Continuing along Stone Close, bear left then bear right onto Langridge Circle, bear left again continuing along Langridge Circle and then turn right onto Jackson Close, where the property can be found on the right hand side easily identified by our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) A		88	Very environmentally friendly - lower CO ₂ emissions (92 plus) A
(81-91) B			(81-91) B
(69-80) C	77		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



6 Jackson Close Watlington Kings Lynn Norfolk PE33 0FH

THREE STOREY, FOUR BEDROOM SEMI DETACHED HOUSE WITH SINGLE GARAGE AND DRIVEWAY

Watlington

£219,950 Freehold



HALLWAY Stairs to first floor.	15'1 x 6'6 max (4.60m x 1.98m max)
CLOAKROOM Two piece suite comprising wash hand basin and w.c. Extractor fan. Double radiator.	5'2 x 2'11 (1.57m x 0.89m)
LOUNGE TV aerial. Telephone point. Double radiator. Window to front aspect.	12'11 x 12'10 (3.94m x 3.91m)
KITCHEN/DINER Wall, base and drawer units. Space for dishwasher and washing machine. Electric oven and gas hob. Double radiator. Two windows to rear aspect. French doors to garden.	19'11 x 9'10 (6.07m x 3.00m)
LANDING	
BEDROOM 2 Double radiator. Two windows to rear aspect.	13'0 x 10'4 (3.96m x 3.15m)
BEDROOM 3 Double radiator. Window to front aspect.	12'6 x 6'4 (3.81m x 1.93m)
BEDROOM 4 Double radiator. Window to front aspect.	9'11 x 6'2 (3.02m x 1.88m)
BATHROOM Three piece suite comprising bath with shower taps over, wash hand basin and w.c. Airing cupboard. Double radiator. Window to rear aspect.	
MASTER BEDROOM 2ND FLOOR Double radiator. Two Velux windows to front and one velux window to rear aspects. Window to side aspect.	30'0 x 11'8 max (9.14m x 3.56m max)
EN-SUITE SHOWER ROOM Three piece suite comprising shower cubicle, wash hand basin and w.c. Velux window to side aspect.	8'2 max x 4'4 (2.49m max x 1.32m)
SINGLE GARAGE	
FRONT GARDEN Laid to lawn with driveway to side leading to the garage.	
REAR GARDEN Mainly laid to lawn with patio and greenhouse.	

We are delighted to offer this three storey, four bedroom semi detached house with single garage and driveway. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over three floors comprising hallway, cloakroom, lounge and kitchen/diner on the ground floor, three bedrooms and bathroom on the first floor with the master bedroom and en-suite shower room to the second floor. The front of the property is laid to lawn. Rear garden is mainly laid to lawn with patio and greenhouse.



All Sizes Are Approximates Only
Plan produced using PlanIt.



