



THE STORY OF  
**6 Fendley Close**

*Watlington, Norfolk*

**SOWERBYS**



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THE STORY OF

# 6 Fendley Close

Watlington, Norfolk  
PE33 0TW



Link-Detached Family Home

Four Double Bedrooms

Family Bathroom and Two En-Suites

Kitchen and Dining Area

Separate Lounge and Further Reception Room

Off-Road Parking and Garage

Enclosed South-Facing Rear Garden

Gorgeous Views Backing onto Fields

Modernised Throughout

Cul-De-Sac Location



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“This has been a comfy and quiet property, but a party house when we wanted it to be.”

Backing onto open fields, at the bottom a cul-de-sac, this home feels so much more than most standard properties on a residential development.

The quiet location, the gorgeous views and the easy access to nearby schools and shops could make 6 Fendley Close your perfect family home.

Since taking ownership, our clients have modernised the property throughout. The internal space flows well and the rooms are of good proportions, great for keeping up with a modern lifestyle.

The recently fitted kitchen and dining area feel like the hub of this home. With the dual aspect windows keeping this

room flooded with natural light, the door to the rear garden creates a perfect connection to this space – ideal for those hot summer's days when you find that entertainment flows between inside and out.

Equally as delightful is the sitting room. This is another space which is bright and airy, however cosy enough for those colder months too.

With a second reception room, this home opens itself up to being utilised in the exact manner its new owners see fit - whether it's a dining room, a playroom or a home office - this space could be crafted to one's needs.







Ascend the stairs and bask once more in natural light. The upstairs landing feels bright and uplifting, making any early morning start feel a little less taxing.

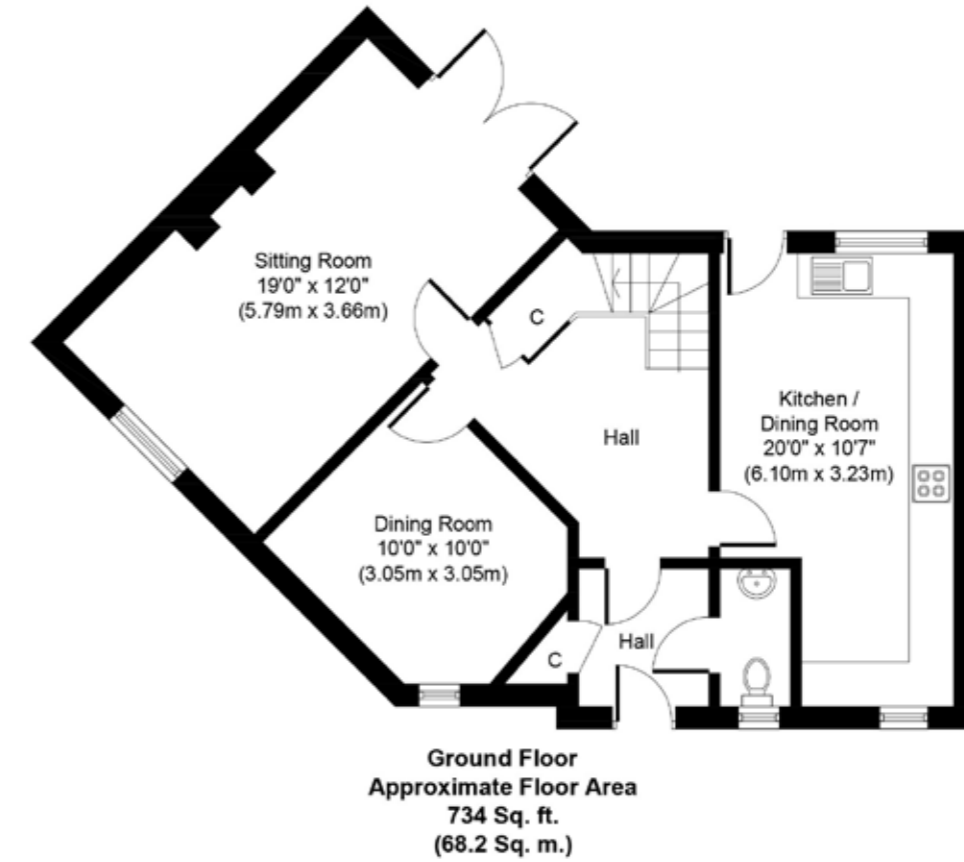
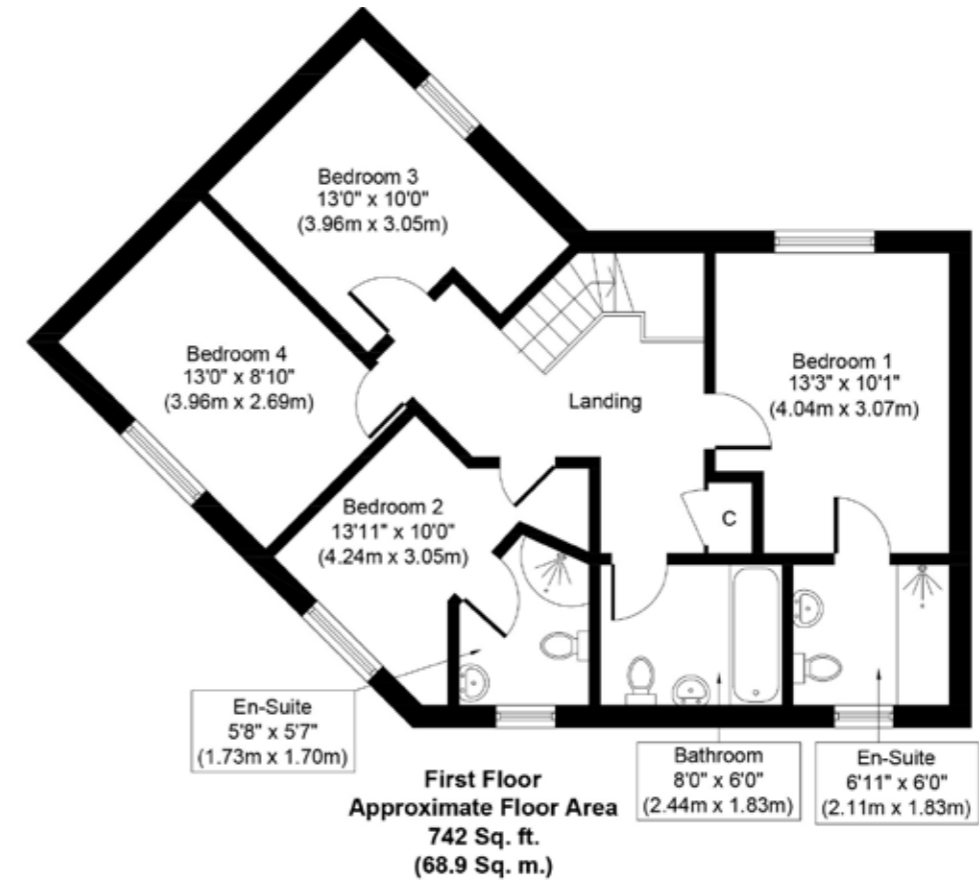
There are four double bedrooms and two of these have the added bonus of en-suite shower rooms. The remaining bedrooms then share the family bathroom.

Currently, the outside space is of low maintenance. The front has the driveway, single garage and a section of AstroTurf, while the rear south-facing garden, fully enclosed, has a patio, a newly added seating area and some lawn grass. A space which is currently easy to maintain, and perfect for a summer's eve, it could be ideal for somebody with green fingers to make their own oasis of calm.

This is a well-presented home, ideal for a family and situated in a lovely countryside village which has great connections to King's Lynn, Cambridge and London. Viewings of this house are highly recommended to appreciate all that it can offer - especially those fantastic Norfolk views.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS



# Watlington

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small village, Watlington is situated approximately 8 miles south of King's Lynn and close to the market town of Downham Market. The village has a mainline rail link to King's Lynn, Cambridge and London King's Cross with many local amenities including a doctors surgery, primary school, post office, village store, social club, public house and the Church of St Peter and St Paul.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance,

ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there, With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.



Note from the Vendor



“Only a short drive away is Sandringham Estate, we love going there.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0866-2834-7871-9101-1125

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

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# SOWERBYS



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