



FENDLEY CLOSE
WATLINGTON PE33 0TW

BROWN & CO



FENDLEY CLOSE, WATLINGTON PE33 0TW

Highly Desirable Location in Watlington

Four Bedrooms, Master En-Suite

Layout Popular with Buyers

Garage & Garden

Open Plan Kitchen Dining Room

Sitting Room

No Upward Chain

Mainline Station to Ely, Cambridge & London Approx 5 Minute Walk



INTRODUCTION

Brown&Co offers a four bedroom, modern house in the superbly appointed West Norfolk village of Watlington, which offers a highly rated public house, school and mainline station to Ely, King's Lynn, Cambridge and London.

LOCATION

Watlington is a popular village approximately 7 miles south of King's Lynn. The location is excellent for routes both into and out of the county of Norfolk. The Sandringham Royal Estate is 12 miles, the Norfolk Coast is approximately 20 miles and the cities of Norwich, Peterborough and Cambridge are all under one hours drive. Watlington is well appointed with a primary school, surgery, shop, public house and mainline station to Ely, Cambridge and London. The property is less than a five minute walk to the station.

THE PROPERTY

The house is a semi-detached dwelling with a layout that works extremely well having kitchen dining room, sitting room and master bedroom suite on the second floor. The property also has a very generous garden for its type with the small cul-du-sac position allowing extra garden to the side.

Briefly, the accommodation comprises; entrance hall, wc, kitchen dining room with doors to sitting room. First floor with three bedrooms and family bathroom, second floor with excellent master bedroom and en-suite. Parking to front, garage, rear garden with lawn and side terrace.

The house is offered with no upward chain.

COUNCIL TAX BAND

The property is in Council Tax Band D.

SERVICES

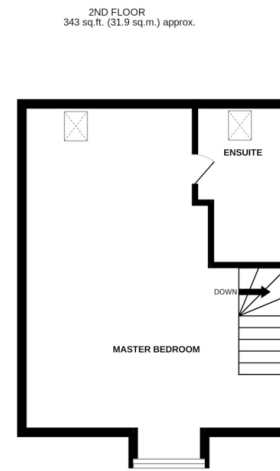
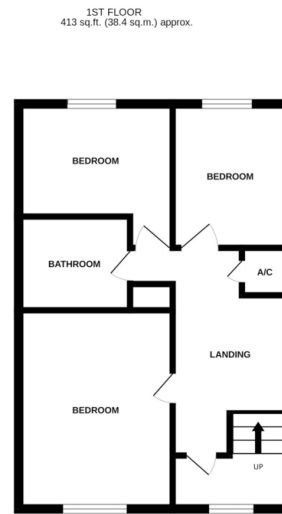
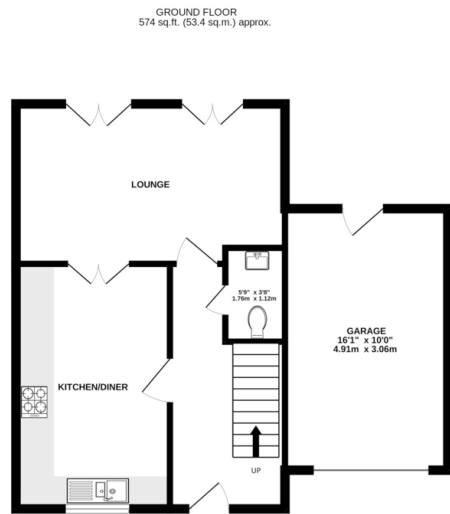
Gas, electric, mains drainage, water. None of these services or appliances have been tested by the agent.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



TOTAL FLOOR AREA : 1331 sq.ft. (123.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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