



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

**welcome to**

**Downham Road, Watlington, King's Lynn**

Located in the popular villages of Watlington which has good local amenities including local convenience store/post office, doctors surgery, primary school, public house and main line station. Viewing highly recommended for this extremely spacious three bedroom detached character home.



## Entrance Door To:-

## Entrance Porch

Door to:-

## Lounge

16' 8" x 24' into recess ( 5.08m x 7.32m into recess )  
Large Inglenook fireplace, two double glazed windows, oak wood flooring, two radiators, double doors to:-

## Dining Area

26' 5" x 10' 8" ( 8.05m x 3.25m )  
Range of base and wall units, roll edge work top, inset sink with mixer tap over, built-in oven, electric hob, extractor over, space for dishwasher and fridge freezer, ceramic tiled floor, double glazed window

## Study

## Family Bathroom

8' 4" x 8' 3" ( 2.54m x 2.51m )  
Beautifully fitted with a stand alone ball and claw roll top bath with mixer tap, low level WC, wash hand basin, heated towel rail, part tiled walls, wood effect laminate floor, double glazed window

## First Floor Landing

Airing cupboard housing gas boiler

## Bedroom One

14' 1" x 11' 6" ( 4.29m x 3.51m )  
Double glazed window, radiator, loft access

## Bedroom Two

11' 2" x 8' 9" ( 3.40m x 2.67m )  
Double glazed window, radiator, built-in wardrobe

## Bedroom Three

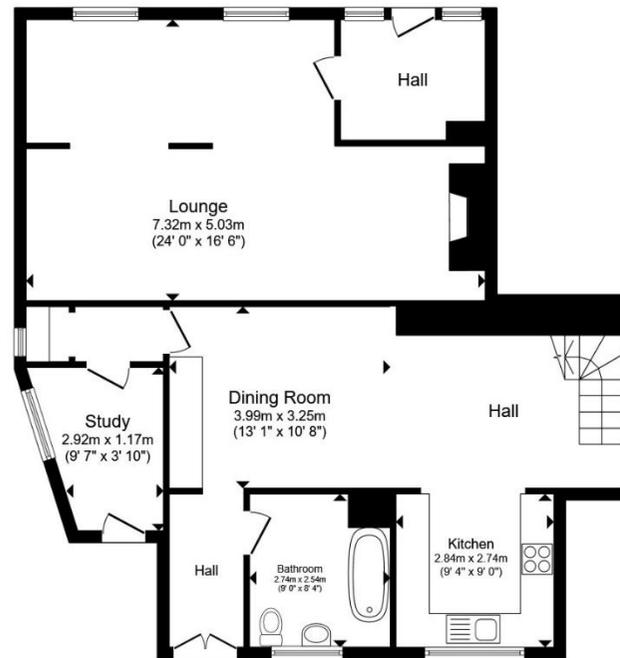
9' 9" x 9' 2" ( 2.97m x 2.79m )  
Double glazed window, radiator, wood effect laminate floor

## Shower Room

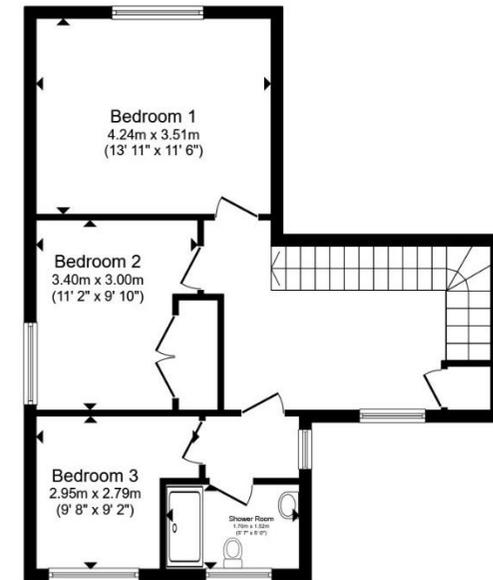
Walk-in double shower cubicle, low level WC, wash hand basin, double glazed window, tiled walls

## Outside

To the side of the property is a shared drive giving access via double gates to the garden which also has parking for approximately two cars.



Ground Floor



First Floor

Total floor area 152.6 m<sup>2</sup> (1,642 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## Downham Road, Watlington, King's Lynn

- Popular Village of Watlington
- Spacious Family Home
- Two Reception Rooms
- Kitchen
- Family Bathroom

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

guide price

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KLN119699 - 0004

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