





Fen Road, Watlington, King's Lynn, PE33 0JA

welcome to

Fen Road, Watlington, King's Lynn

Chain free! Offering flexible accommodation and a generous corner plot, this spacious detached bungalow is perfectly suited to modern family living. Set within the highly sought-after village of Watlington, it combines versatile living space with excellent amenities and transport links close by.













Accommodation:
Double-glazed entrance door to:

Entrance Porch
Door to the front. Double-glazed windows to the front & sides.

Open Plan Kitchen/Living Space

Living/Dining Area
Double-glazed window to the front. Double-glazed sliding patio doors to the side. Two radiators. Fireplace with wood burning stove.

Kitchen Area
This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, an electric double oven & an electric hob with cooker hood over. There is also an integrated fridge/freezer, as well as space & plumbing for a washing machine. Double-glazed windows to the side & rear. Double-glazed door to the rear leading to the rear garden.

Bedroom One
Double-glazed window to the side. Radiator.

Bedroom Two
Double-glazed window to the side. Radiator. Double-glazed French doors to the rear leading to the rear garden.

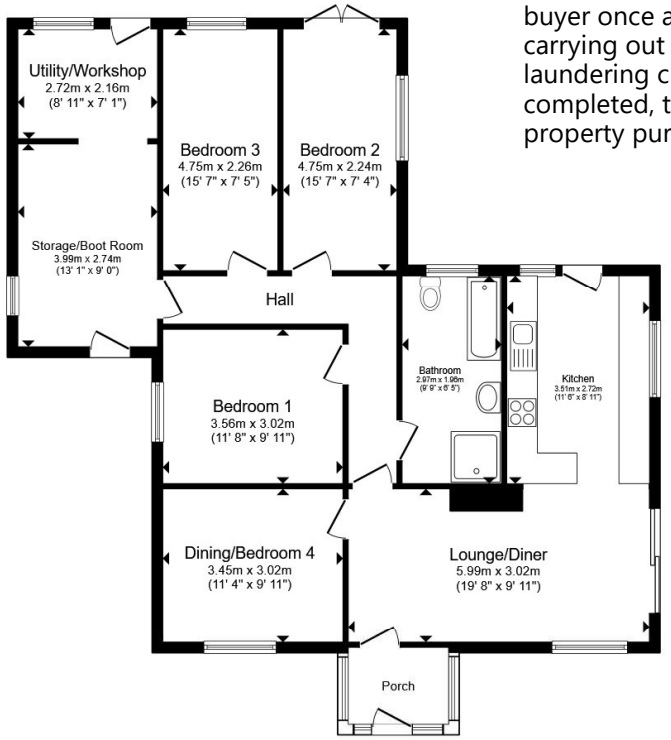
Bedroom Three
Double-glazed window to the rear. Radiator.

Bedroom Four / Dining Room
Double-glazed window to the front. Radiator.

Bathroom
Fitted with WC, wash hand basin, bath & shower cubicle. Heated towel rail. Double-glazed window to the rear.

Storage/Boot Room
Double-glazed window to the side. Door to the front.

Utility/Workshop Space
Double-glazed window to the rear. Door to the rear.



Ground Floor

Outside
To the side of the property, a generous gravelled driveway provides off-road parking for multiple vehicles. The large front garden creates an attractive approach to the home and is predominantly laid to lawn, with the property set well back from the road to offer an added sense of privacy. To the rear, the garden is fully enclosed by timber fencing and is mainly laid to lawn, complemented by a patio seating area and a variety of borders.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 112.1 m² (1,207 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

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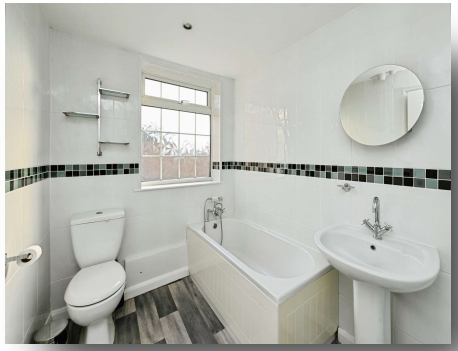
Fen Road, Watlington, King's Lynn

- 3/4 bed detached bungalow
- Generous corner plot
- Sought-after village location
- Front + rear gardens
- Large driveway

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£300,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
KLN119143 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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