



Stone Close, Watlington, King's Lynn, PE33 0TE

welcome to

Stone Close, Watlington, King's Lynn

We are delighted to present for sale this 4 bed semi-detached house in the popular village of Watlington. Comprising of porch, lounge, dining room, kitchen, utility, 4 bedrooms, an en suite and family bathroom! Benefited by a generous driveway with parking for multiple vehicles as well as a garage!



Entrance Porch

Ceramic tiled floor, double glazed window, double glazed door to:

Lounge

Wood effect flooring, radiator, double glazed window, fireplace with inset gas fire in timber surround and mantle, door and stairs to first floor, door to:

Dining Room

Double glazed window, inset spotlights, double glazed patio doors to rear aspect, ceramic tiled flooring, radiator, door to:

Kitchen

Base and wall units, roll edge work top, stainless steel sink with mixer tap over, built in double oven, space for fridge freezer, built in dishwasher, ceramic tiled flooring, double glazed window, spotlights, door to:

Utility

Space and plumbing for washing machine, ceramic tiled flooring, integral door to garage.

First Floor Landing

Loft hatch, airing cupboard

Bedroom One

Double glazed window, radiator, door to:

En Suite

Suite comprising shower cubicle, hand wash basin, low level WC, ceramic tiled flooring, double glazed window, heated towel rail.

Bedroom Two

Double glazed window, radiator, storage cupboard.

Bedroom Three

Double glazed window, radiator, storage cupboard.

Bedroom Four

Double glazed window, radiator.

Bathroom

Suite comprising bath with electric shower over, low level WC, hand wash basin, radiator, tiled floor and walls, double glazed window.

Outside

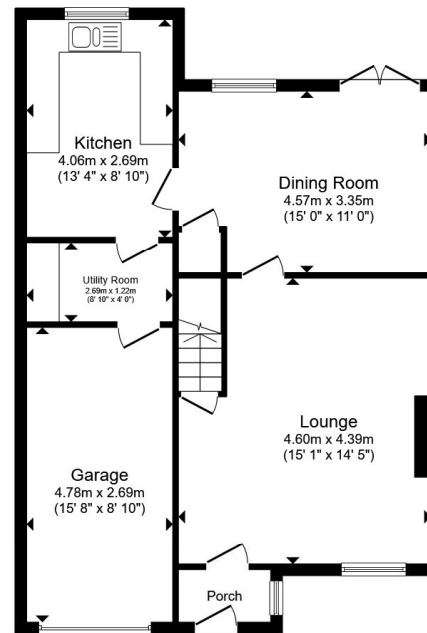
To the front of the property is a gravelled driveway leading to:

Rear Garden

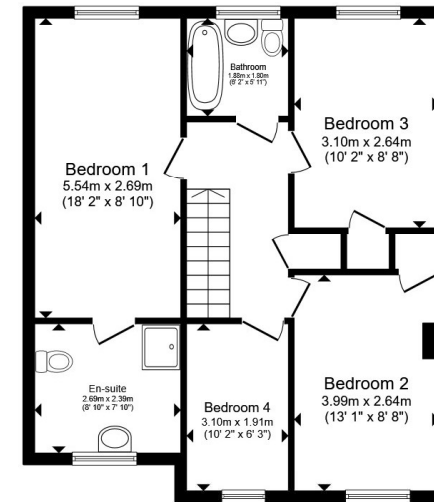
Large paved patio area with raised flower bed troughs. The remainder of the garden is laid to lawn with a garden shed and is enclosed by timber fencing.

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.



Ground Floor



First Floor

Total floor area 136.3 m² (1,467 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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welcome to

Stone Close, Watlington, King's Lynn

- Semi Detached House
- Four Bedrooms
- En Suite and Family Bathroom
- Generous Driveway and Garage
- Gas Central Heating and Double Glazed Throughout

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN120259 - 0002

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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