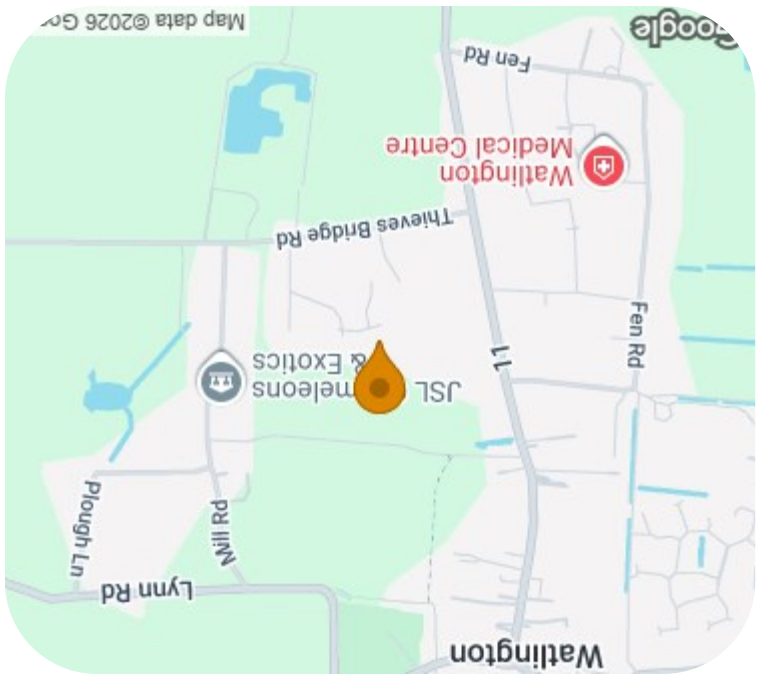


Approximate total area(1)
934 ft²
86.8 m²

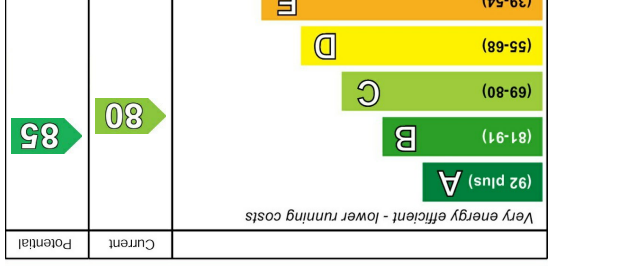
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax Band - C





6 Nolan Court, Watlington, King's Lynn, Norfolk, PE33 0JP

£229,995

- Mid-terrace House
- 3 Bedrooms
- Living Room
- En-Suite To Master Bedroom Plus Family Bathroom
- Enclosed Garden With Summer House
- Allocated Parking Space
- UPVC Double Glazing & Gas Central Heating
- Kitchen/Dining Room
- Downstairs Cloakroom
- Viewing recommended

01366 385588 | www.kingpartners.co.uk | info@kingpartners.co.uk

King & Partners
SALES • LETTINGS • MORTGAGES

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Property Detail

Situated in the popular location of Watlington this lovely 3 bedroom Mid-terrace house offers a comfortable living room with double doors that lead to the kitchen/dining room. The modern kitchen offers space for both meal preparation and a lovely dining area which overlooks the rear garden via double patio doors. For added convenience there is a downstairs cloakroom. On the upper floor there are 3 bedrooms the master bedroom having a built in wardrobe and an En-suite shower room. The two additional bedrooms are served by the family bathroom. Outside to the rear is an enclosed garden with a patio area and a lovely summer house which has both power and light offering additional space for hobbies or anyone needing to work from home. An allocated parking space to the front of the property allows ease of access to the property at all times.



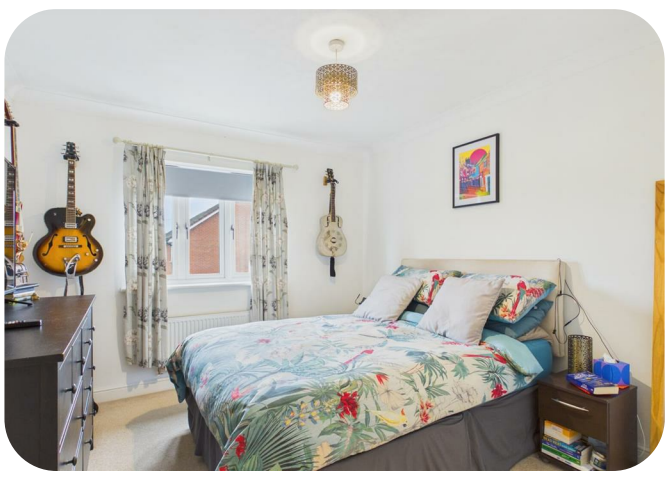












Hallway
3'5"X 15'11"
Tiled floor. Radiator. Staircase to first floor. Under stairs storage.

Cloakroom
2'11"x7'0"
UPVC double glazed window to front. W.C. Wash hand basin. Tiled floor. Radiator.

Kitchen/Dining Room
18'6" x 10'8"
UPVC double glazed window to rear. UPVC double patio doors to rear garden. Fitted with a range of wall and base units with under unit lighting. Work top over with stainless steel sink and drainer with mixer tap. Integrated double oven. Gas hob with extractor hood. Space for washing machine and dishwasher. Space for fridge freezer. Radiator. Tiled floor.

Living Room
11'6" x 15'10"
UPVC double glazed window to front. Radiator. Double doors to kitchen.

Landing
Radiator. Loft access. Boiler airing cupboard.

Bedroom 1
10'4" x 13'3"
UPVC double glazed window to front. Built in wardrobe. Radiator. Door to En-suite.

En-Suite
5'2" x 5'3"
Shower cubicle. Wash hand basin. W.C. Heated towel rail. Extractor fan. Tiled floor.

Bedroom 2
10'10" x 10'7"
UPVC double glazed window to rear. Radiator.

Bedroom 3
7'3" x 10'7"
UPVC double glazed window to rear. Radiator.

Bathroom
7'11" x 6'1"
UPVC double glazed window to front.Bath with shower mixer tap and screen. Wash hand basin. W.C. Heated towel rail.

Rear Garden
Enclosed rear garden. Patio area. Pathway leading to Summer House which has power and light. Area laid to lawn with mature planted borders.

Agents Note:
There is an annual service charge for the maintenance of shared areas currently £150 per annum.