

DIRECTIONS

SATNAV: PE33 0TQ

| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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42, Paige Close Watlington King's Lynn PE33 0TQ

THREE BEDROOM SEMI-DETACHED HOUSE

King's Lynn

£225,000 Freehold

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sales@brittons.net





ENTRANCE HALL

Fitted carpet, door to lounge, stairs to first floor, single radiator.

LOUNGE

Laminate flooring, single radiator, window to front aspect, electric fire, double doors to kitchen/dining room.

14'5" x 11'10" (4.39m x 3.61m)

KITCHEN/DINIING ROOM

Laminate flooring, French doors to rear garden, single radiator, range of wall-mounted, base and drawer units, sink with drainer under window to rear garden, integrated electric oven and hob, integrated dishwasher, space and plumbing for washing machine, door to side aspect, pantry cupboard.

15'01 x 11' (4.60m x 3.35m)

LANDING

Fitted carpet, window to side aspect, leading to all rooms, storage cupboard.

BEDROOM ONE

Fitted carpet, built in wardrobe, window to front aspect, single radiator.

13'4" x 8'9" (4.06m x 2.67m)

BEDROOM TWO

Fitted carpet, window to rear aspect, single radiator, built in wardrobe.

10'1" x 8'8" (3.07m x 2.64m)

BEDROOM THREE

Fitted carpet, window to front aspect, single radiator.

10'5" x 6'3" (3.18m x 1.91m)

BATHROOM

LVT Flooring, obscured window to rear garden, double radiator, hand wash basin, W.C, fitted bath with shower attachment.

6'2" x 5'11" (1.88m x 1.80m)

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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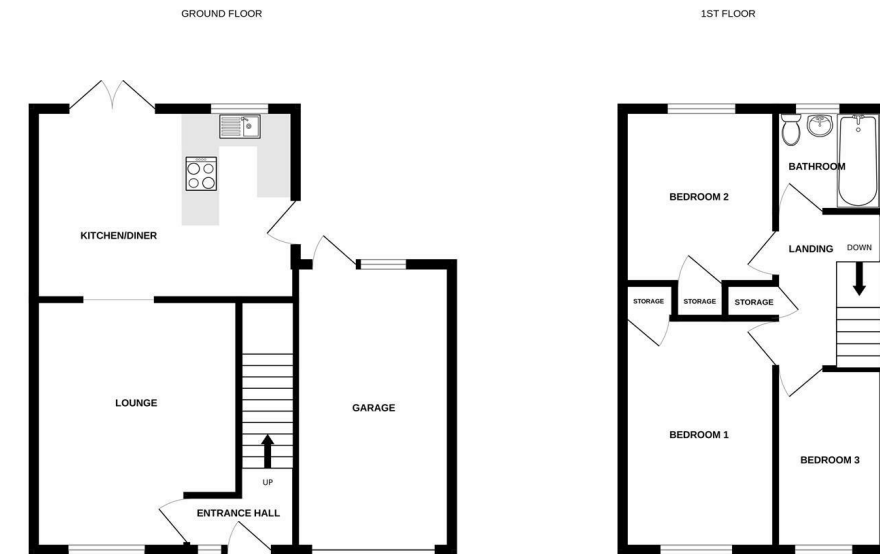


Situated in the charming village of Watlington this delightful three-bedroom semi-detached house on Paige Close offers a perfect blend of comfort and convenience. The property features a spacious reception room, ideal for both relaxation and entertaining guests. The three well-proportioned bedrooms provide ample space for family living or accommodating guests.

One of the standout features of this home is the fully enclosed garden, which presents a wonderful outdoor space for children to play or for hosting summer barbecues. Additionally, the property boasts a garage and a private driveway, ensuring that parking is never a concern.

Situated in a popular village location, this residence benefits from excellent transport links, including a well-connected train station, making it easy to commute to nearby towns and cities. The surrounding area is known for its friendly community atmosphere and local amenities, providing everything you need within easy reach.

This semi-detached house is an ideal choice for families or anyone seeking a peaceful yet connected lifestyle. With its attractive features and prime location, it presents a fantastic opportunity for those looking to make a house a home.



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. Made with Metropix (2026)



