

DIRECTIONS

SAT NAV: PE33 0TG

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D	67		
(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.

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"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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3 Thomas Close Watlington King's Lynn PE33 0TG

WELL PRESENTED SPACIOUS TWO / THREE BEDROOM SEMI DETACHED HOUSE IN POPULAR VILLAGE LOCATION

King's Lynn

£245,000 Freehold

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sales@brittons.net





ENTRANCE PORCH

KITCHEN

Range of base, wall and drawer units with worktop over, butler sink with mixer tap over, range cooker with extractor hood over, integrated fridge freezer, integrated dishwasher. Pull out waste bins. Tiled floor, UPVC door and window leading into conservatory and window to the rear aspect.

DINING ROOM

Leading off of the kitchen with fitted carpet, skylight, double patio doors leading into conservatory to the rear aspect and a door to both the utility and lounge.

LOUNGE

Fitted carpet, double radiator, electric fire, stairs to first floor, window to front.

UTILITY ROOM

Tiled flooring, range of wall-mounted, base and drawer units, sink with drainer, space and plumbing for washing machine, cloakroom access and door to garage.

CLOAKROOM

Tiled flooring, half-height wall tiling, W.C, hand wash basin with vanity unit

CONSERVATORY

Concrete flooring, door to garden and window to front.

MASTER BEDROOM

Fitted carpet, double radiator, window to front, fitted wardrobes, dressing room and en-suite. Fitted with air con unit.

DRESSING ROOM

Fitted carpet, window to rear, fitted wardrobes, vertical panel radiator, access to en-suite.

ENSUITE

Three piece suite comprising of W.C, hand wash basin set above a vanity unit and a P shaped bath with a thermostatic shower over. Vertical panel radiator. Skylight. Fully tiled.

BEDROOM TWO

Wood effect flooring, window to the side aspect and a double radiator. Door leading to bedroom three.

BEDROOM THREE

Accessed via bedroom two with a folding door, fitted carpet, window to rear aspect, double radiator.

BATHROOM

Three piece suite comprising of a roll-top jacuzzi bath, W.C and hand wash basin with an extractor fan. Obscured window to rear aspect and heated towel rail.

REAR OF PROPERTY

Mainly laid to grass with a patio pathway leading to the bottom of the garden, decorative gravel area. Multiple areas for seating making the garden great for entertaining. Established shrubs and trees to the borders. Very quiet peaceful private garden.

FRONT OF PROPERTY

Gravel driveway providing parking for multiple vehicles.

IMPORTANT INFORMATION

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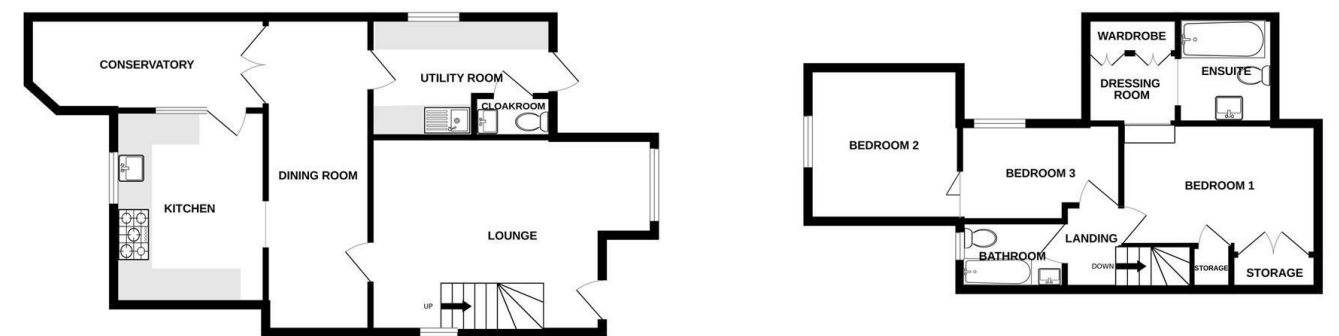
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NO UPWARD CHAIN Nestled in the charming village of Watlington, Thomas Close presents this semi-detached house offering a delightful blend of space and comfort, making it an ideal family home. The layout of the house is thoughtfully arranged, featuring two reception rooms that provide ample space for entertaining and family gatherings. The spacious lounge is complemented by a conservatory off of the dining room, allowing natural light to flood the area, creating a warm and inviting atmosphere. The modern staircase leads to the first floor, enhancing the overall appeal of the home. Additionally, the separate utility room and kitchen offer convenience and functionality, making daily chores a breeze. With two/three bedrooms, including a master suite complete with a dressing room and an ensuite bathroom, this property is designed for both relaxation and practicality. While the third bedroom is accessed via the second bedroom, it presents a unique opportunity for flexible living arrangements, whether it be for a growing family or guests. The family bathroom is a standout feature, boasting a luxurious roll-top bath, perfect for unwinding after a long day. This property is not just a house; it is a home filled with potential, situated in a peaceful neighbourhood that is well connected to local amenities. If you are seeking a spacious and versatile living space in King's Lynn, this property on Thomas Close is certainly worth considering.

GROUND FLOOR

1ST FLOOR



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 is to their operability or efficiency can be given.
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