

## DIRECTIONS

SAT NAV: PE33 0JQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	75
(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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29 Britton Close Watlington King's Lynn PE33 0JQ

**FOUR BEDROOM THOUGHTFULLY LAID OUT SEMI DETACHED HOUSE  
WITH LARGE GARDEN AND SPACIOUS DRIVEWAY**

**King's Lynn**

**£240,000 Freehold**

01553 692828  
[sales@brittons.net](mailto:sales@brittons.net)





**ENTRANCE HALL**

Fitted carpet, door to ground floor bedroom and lounge, stairs to first floor,

16'11 x 12'11 (5.16m x 3.94m )

**LOUNGE**

Fitted carpet, window to front aspect, log burner with exposed brick backdrop, French doors to conservatory, two double radiators.

**KITCHEN**

Tiled flooring, window to rear garden, double radiator, range of wall mounted base and drawer units, stainless steel sink with drainer, understairs storage/pantry cupboard, integrated electric oven and hob, integrated dishwasher.

12'04 x 7'11 (3.76m x 2.41m )

**UTILITY ROOM**

Tiled flooring, wall mounted units, space for fridge/freezer, space and plumbing for washing machine and tumble dryer, door to rear garden.

8'7 x 5'5 (2.62m x 1.65m)

**BEDROOM TWO - GROUND FLOOR**

Laminate flooring, window to front aspect, double radiator. This room could be used as a formal dining room/snug.

8'10 x 8'7 (2.69m x 2.62m)

**WET ROOM**

Wet room flooring, obscured window to front aspect, electric shower, hand wash basin, W.C, double radiator.

7'10 x 5'4 (2.39m x 1.63m)

**LANDING**

Fitted carpet, window overlooking rear garden, airing cupboard, double radiator, leading to all rooms, loft access.

**BEDROOM ONE**

Fitted carpet, window to side aspect, built in wardrobe, double radiator

11'00 x 9'00 (3.35m x 2.74m)

**BEDROOM THREE**

Fitted carpet, window overlooking rear garden, double radiator

9'10 x 6'4 (3.00m x 1.93m)

**BEDROOM FOUR**

Fitted carpet, window to front aspect, double radiator.

10'2 x 5'7 (3.10m x 1.70m)

**STUDY**

Fitted carpet, window to front aspect, single radiator.

7'0 x 6'10 (2.13m x 2.08m)

**BATHROOM**

Tiled flooring, obscured window to side aspect, W.C, hand wash basin, fitted bath with electric shower, extractor fan.

5'10 x 5'7 (1.78m x 1.70m)

**IMPORTANT INFORMATION**

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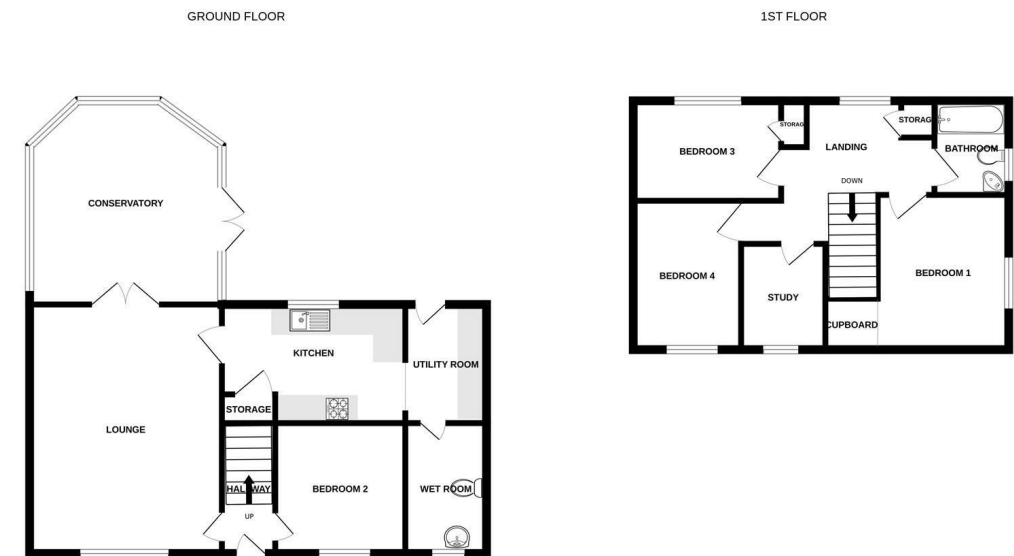
MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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Nestled in the charming area of Britton Close, Watlington, this delightful semi-detached house offers a perfect blend of modern living and spacious comfort with easy access to Watlington Train Station. With four bedrooms, this property is ideal for families seeking a welcoming home. Upon entering, you will be greeted by a bright and airy conservatory that overlooks the larger than average garden, providing a serene space to relax and enjoy the outdoors. The garden is exceptionally well maintained, featuring a lovely patio area perfect for al fresco dining, as well as timber outbuildings that offer additional storage or potential for a workshop. The modern kitchen is designed for both functionality and style, making it a joy to prepare meals. The ground floor also boasts a convenient bedroom and a wet room, catering to those who prefer single-level living or require easy access. Venturing upstairs, you will find three further bedrooms, each offering ample space and natural light. The family bathroom is well-appointed, ensuring comfort for all. Additionally, a study on this floor provides a quiet area for work or study, making it a versatile space for the whole family. The property has been previously extended, enhancing its living space and functionality. A large driveway accommodates multiple vehicles, ensuring convenience for residents and guests alike. This home in Watlington is not just a property; it is a lifestyle choice, offering a peaceful retreat with all the modern amenities one could desire. Do not miss the opportunity to make this wonderful house your new 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.  
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