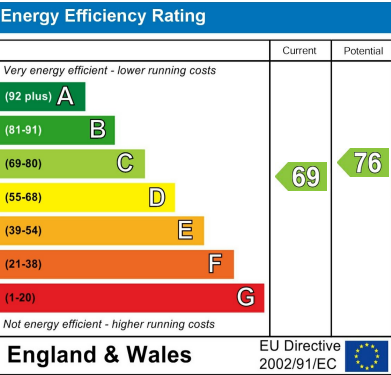


DIRECTIONS

SATNAV: PE33 0TQ



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

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"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.

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

THREE BEDROOM SEMI-DETACHED HOUSE

King's Lynn

£225,000 Freehold

01553 692828
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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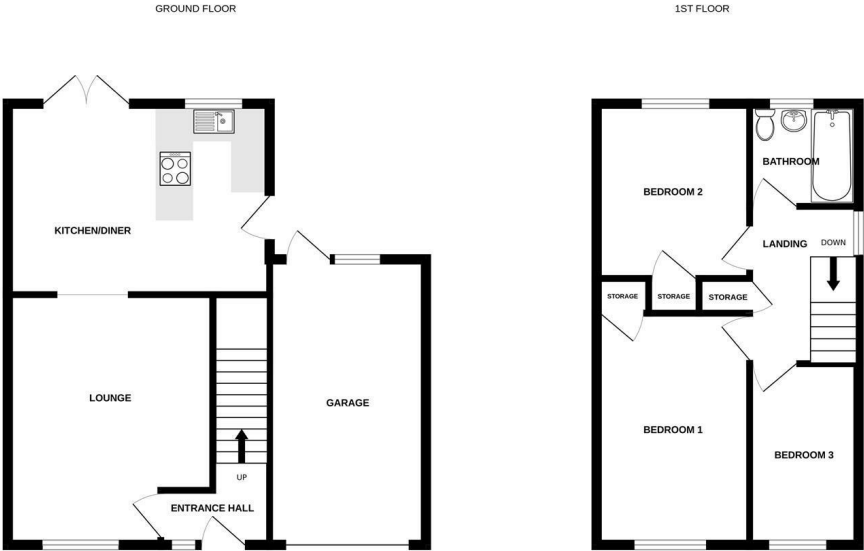


Situated in the charming village of Watlington this delightful three-bedroom semi-detached house on Paige Close offers a perfect blend of comfort and convenience. The property features a spacious reception room, ideal for both relaxation and entertaining guests. The three well-proportioned bedrooms provide 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 1/2026



