

## DIRECTIONS

Sat Nav: PE33 0UF

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C	75		
(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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25 Langridge Circle Watlington King's Lynn PE33 0UF

**SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME WITH TWO ENSUITES, GARAGE AND OFF ROAD PARKING**

**King's Lynn**

**£325,000 Freehold**

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**ENTRANCE HALL**

**CLOAKROOM**

**HALLWAY**

**LIVING / DINING ROOM**

**STUDY / SNUG / FAMILY ROOM**

**KITCHEN**

**UTILITY**

**BEDROOM ONE**

**ENSUITE**

**BEDROOM TWO**

**ENSUITE**

**BEDROOM THREE**

**BEDROOM FOUR**

**BATHROOM**

**GARAGE**

**REAR OF PROPERTY**

Walled garden mainly laid to lawn with a patio area with space for a table and chairs.

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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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197 x 12'11 (5.97m x 3.94m)
10'0 x 8'1 (3.05m x 2.46m)
14'5 x 10'10 (4.39m x 3.30m)
7'6 x 4'7 (2.29m x 1.40m)
13'3 x 11'1 (4.04m x 3.38m)
7'1 x 6'0 (2.16m x 1.83m)
9'3 x 8'2 (2.82m x 2.49m)
5'10 x 5'6 (1.78m x 1.68m)
12'11 x 9'4 (3.94m x 2.84m)
13'1 x 9'11 (3.99m x 3.02m)
8'2 x 6'0 (2.49m x 1.83m)
18'6 x 8'7 (5.64m x 2.62m)



Nestled in the charming Langridge Circle of Watlington, this well-presented detached family home, offering a perfect blend of modern living and comfort. As you step through the front door, you are greeted by a spacious and welcoming hallway that sets the tone for the rest of the property. This inviting entrance leads to a cloakroom and a convenient storage cupboard, ensuring practicality for family life. The ground floor boasts two generous reception rooms, including a delightful lounge diner that is perfect for entertaining guests or enjoying family meals. Additionally, a snug or study area provides a quiet retreat for work or relaxation. The kitchen, which is well-equipped, features a utility room that offers extra space for laundry and storage, enhancing the functionality of the home. Venturing upstairs, you will find a large landing that provides access to all four well-proportioned bedrooms. Two of these bedrooms benefit from their own ensuite shower rooms, providing added privacy and convenience for family members or guests. The family bathroom is also located on this floor, ensuring that all amenities are easily accessible. Outside, the property features a lovely lawned garden, enclosed by walls, creating a safe and serene environment for children to play or for hosting summer gatherings. The garage and off-road parking further enhance the practicality of this family home. In summary, this delightful property in Watlington is ideal for families seeking a spacious and well-appointed home in a peaceful setting. With its modern features and thoughtful layout, it is sure to meet the needs of contemporary living.



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given. Made with Metrepro ©2025.



