



Plot 8 Maple Grove, Watlington

Watlington



£385,000  
Minors & Brady



## Plot 8 Maple Grove

### Watlington

A premium development comprising 22 high-quality homes located just outside King's Lynn town centre. These homes feature energy-efficient Air Source heating, stylish integrated shaker kitchens, spacious gardens, and come with a 10-year ICW warranty. Emphasising design and craftsmanship, the development offers extensive gardens and prioritises quality over quantity.

- All homes come with a 10-year ICW structural warranty and bespoke options depending on the build stage
- Modern shaker-style kitchens come fully integrated with quality appliances—and colour options available at select build stages
- Thoughtfully designed homes with large rear gardens and space for all the family
- Homes feature Air Source Heat Pumps, underfloor heating, and mechanical heat recovery systems for eco-friendly comfort all year round
- Crafted using locally sourced materials and a carefully chosen colour palette to blend seamlessly with the traditional Norfolk setting
- All detached homes include garages or parking spaces, turfed front gardens, and landscaped outdoor spaces
- An exclusive development close to main town center of King's Lynn, offering a rare selection of premium houses and bungalows
- Countryside setting yet still offering close proximity to town amenities and major transport routes

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Council Tax band: TBD



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#### Location

King's Lynn is a historic port town located on the northwest coast of Norfolk, renowned for its rich maritime heritage and well-preserved medieval architecture. With origins dating back to the 12th century, the town boasts a thriving cultural scene, picturesque waterfront, and a variety of shops, pubs, and restaurants within its bustling town center. The town's historic grain warehouses and the medieval St. Margaret's Church add to its unique character, making it a captivating place to live and explore.

The town offers a wide range of amenities, including high-quality primary and secondary schools, healthcare facilities, and leisure centers, catering to families and individuals. Its vibrant markets and regular events, such as the annual Lynnsport Festival, foster a strong sense of community.

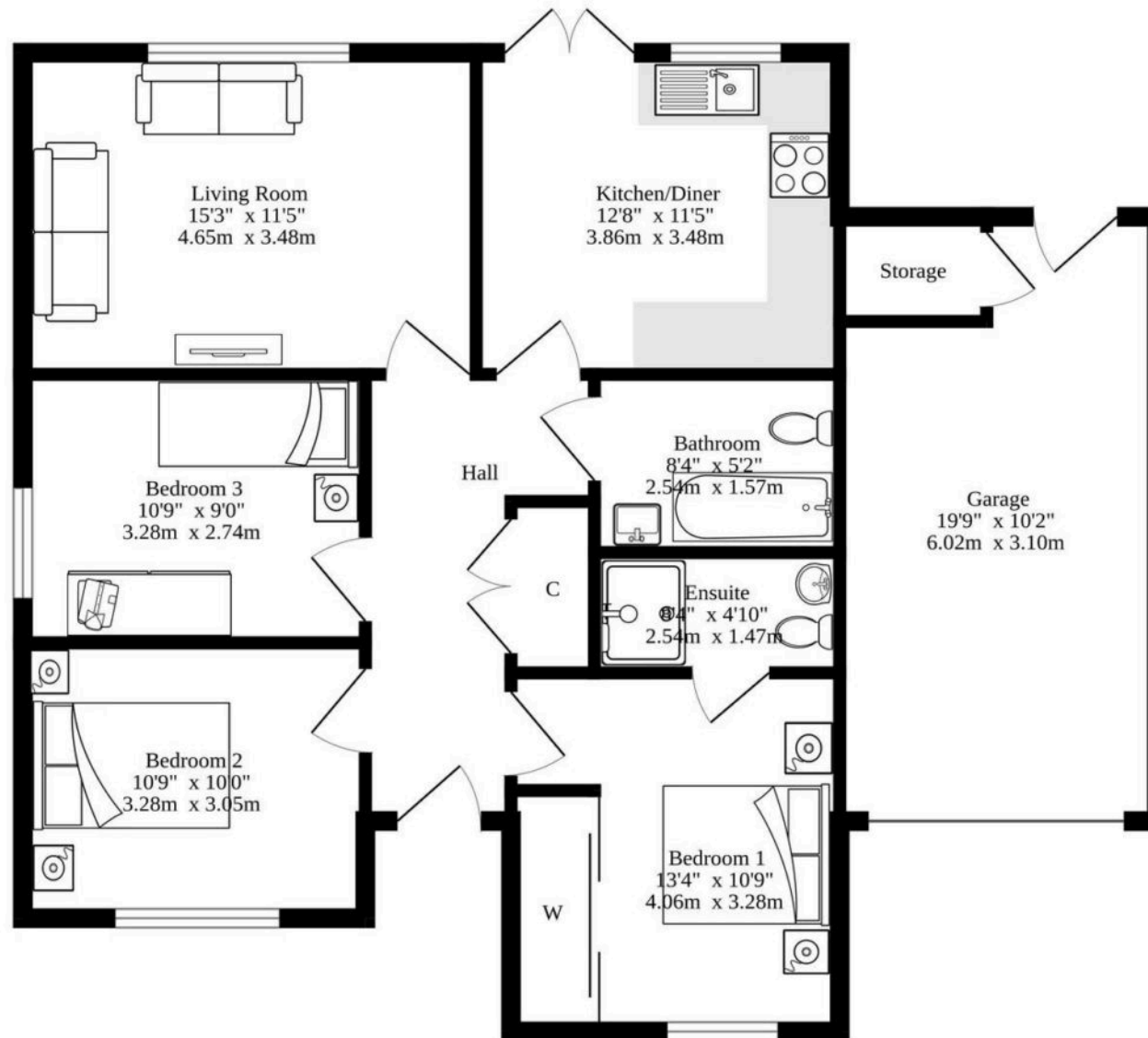
Key transport connections:

- Excellent transport links, with the A47 providing quick access to Norwich, Peterborough, and the wider East Anglia region
- King's Lynn Railway Station offers direct services to London Kings Cross, Norwich, and Cambridge
- Multiple bus routes connect King's Lynn to surrounding villages, towns, and key local amenities
- The A17 and A149 roadways also provide convenient routes for regional travel and access to ports and coastal areas

Norfolk View



**Ground Floor**  
**913 sq.ft. (84.8 sq.m.) approx.**



**TOTAL FLOOR AREA : 913 sq.ft. (84.8 sq.m.) approx.**

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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