

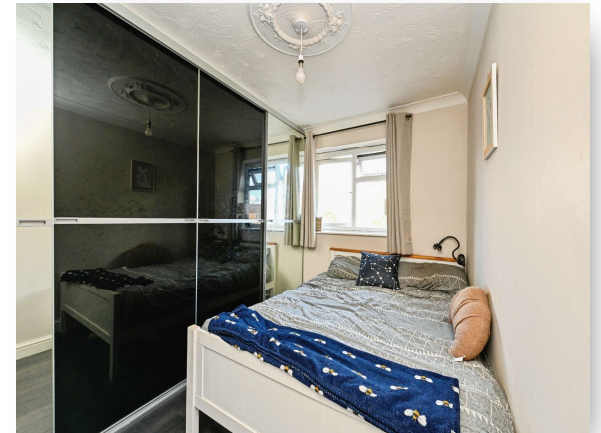
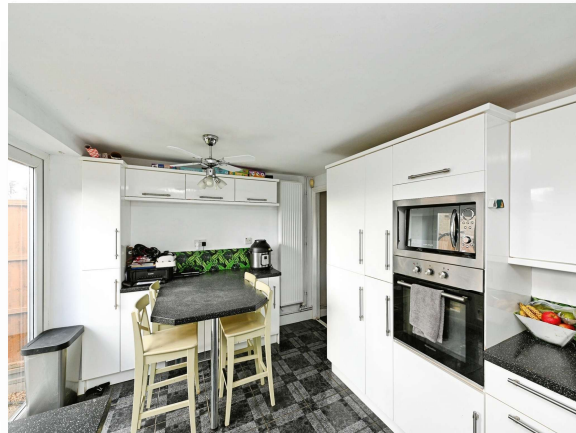


Aylmer Drive, Tilney St. Lawrence, King's Lynn, PE34 4RQ

welcome to

Aylmer Drive, Tilney St. Lawrence, King's Lynn

Enjoying a convenient village setting between King's Lynn and Wisbech, this well-proportioned home offers comfortable family living and a versatile bonus room ideal for working from home or hobbies. Perfectly placed to enjoy both countryside surroundings and excellent local connections.



Accommodation:

Double-glazed entrance door to:

Entrance Porch

Door to the front. Double-glazed window to the front.

Cloakroom

Fitted with WC & wash hand basin. Double-glazed window to the front.

Lounge

Double-glazed window to the front. Radiator. Stairs leading to the first floor landing.

Kitchen/Breakfast Room

This fitted kitchen includes both wall & base units with work surfaces over, a composite sink & drainer unit, a built-in electric oven, built-in microwave & an electric hob with cooker hood over. There is also a breakfast bar, as well as an integrated fridge/freezer as well as space & plumbing for a washing machine & dishwasher. Double-glazed window to the rear. Double-glazed French doors to the rear leading to the rear garden.

First Floor Landing

Stairs from the lounge.

Bedroom One

Double-glazed window to the front. Fitted wardrobes.

Bedroom Two

Double-glazed window to the rear. Storage cupboard.

Bedroom Three

Double-glazed window to the front.

Bathroom

Fitted with WC, wash hand basin & bath with electric shower. Double-glazed window to the rear.

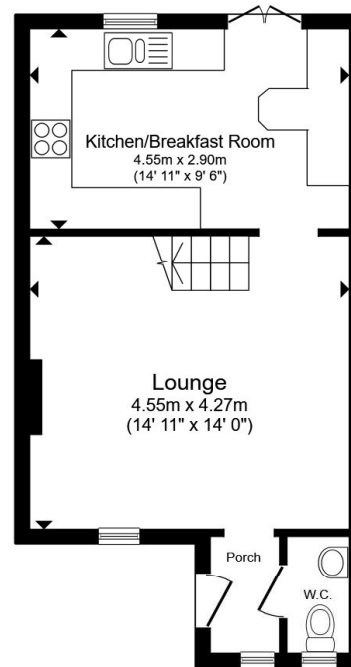
Outside

To the front of the property is a driveway leading to a single garage which has been partly converted to an extra room and storage space. The room measures 11ft9 x 7ft8 and has power, light and sky TV connection. The rear garden is laid to lawn with a patio area and is enclosed by timber fencing.

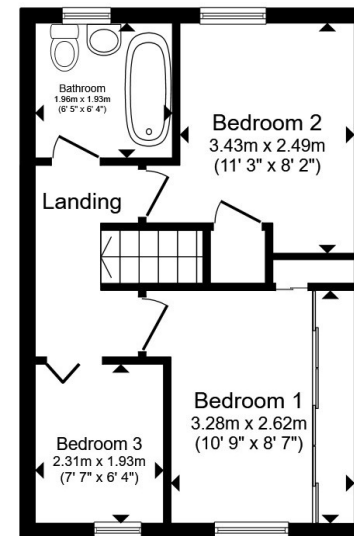
Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

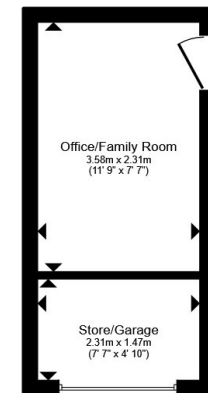
Heating to the property is served by air source heating. Please contact the branch for further information if required.



Ground Floor



First Floor



Outbuilding

Total floor area 73.2 m² (788 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Aylmer Drive, Tilney St. Lawrence, King's Lynn

- Three bedroom semi-detached house
- Village location
- Convenient access to King's Lynn + Wisbech
- Spacious kitchen/breakfast room
- Converted garage/family room with power + lighting

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN120256 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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