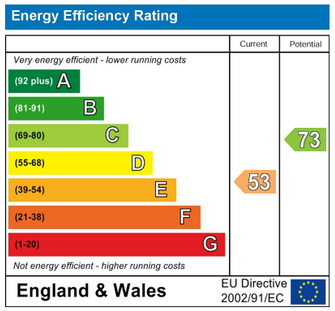
DIRECTIONS

SAT NAV: PE34 4RS



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

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KITCHEN DINER 13'3 x 12'5 (4.04m x 3.78m)
Range of wall, base and drawer units with worktop over. Vinyl flooring and a double radiator. Dual aspect with a door leading to the rear garden.

SITTING ROOM 13'3 x 11'5 (4.04m x 3.48m)
Fitted carpet. Window to the front aspect and door to the front garden, there's a large wood burner and radiator.

LOUNGE 20'2 x 11'10 (6.15m x 3.61m)
Fitted carpet, a window to the front and French doors to the rear leading to the patio. Two double radiators.

INNER HALLWAY / STUDY 10'9 x 8'1 (3.28m x 2.46m)
Fitted carpet, a double radiator and a under stairs cupboard.

BATHROOM 7'2 x 5'6 (2.18m x 1.68m)
Accessed via a utility area, leading off the kitchen. Comprises of a bath, pedestal hand wash basin, a W.C and a bidet. Tiled floor. Window to the rear aspect and a single radiator.

BEDROOM ONE 13'5 x 11'5 (4.09m x 3.48m)
Fitted carpet, single radiator and a window to the front aspect. Loft access. Airing cupboard.

BEDROOM TWO 11'10 x 9'10 (3.61m x 3.00m)
Fitted carpet, a window to the front aspect and a single radiator.

BEDROOM THREE 11'8 x 10'0 (3.56m x 3.05m)
L shaped room with a fitted carpet. Single radiator and window to rear aspect.

SHOWER ROOM 10'7 x 5'0 (3.23m x 1.52m)
Comprising of a single shower enclosure with electric shower, WC and pedestal hand wash basin. Fitted carpet with a window to the rear aspect.

FRONT OF PROPERTY
Lawn area with some decorative shingle leading to the front door and driveway. The rear garden is enclosed by a wooden fence with a wooden gate set in it.

REAR GARDEN
Long garden that narrows into a points. Is mainly laid to lawn. Numerous shrubs and trees. Fenced on both sides. There's also a wooden shed and the oil tank.

IMPORTANT INFORMATION
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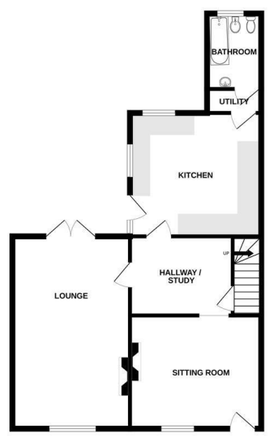
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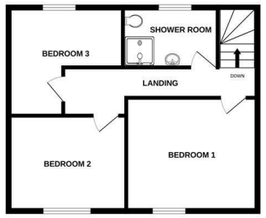
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Located in the quiet village of Tilney All Saints, King's Lynn, this delightful semi-detached house, built in 1860, offers a perfect blend of traditional character and modern living. With two spacious reception rooms, this home provides ample space for both relaxation and entertaining. The lounge and sitting room both feature a lovely brick traditional fireplace, creating a warm and inviting atmosphere. The inner hallway is not only a welcoming space but also serves as a useful study area, ideal for those who work from home or require a quiet space for reading. The property boasts three well-proportioned bedrooms, ensuring comfort for family and guests alike. The ground floor includes a convenient utility area that leads into a practical bathroom, while the first floor is complemented by a shower room. Step outside to discover a pretty cottage garden that is larger than average, providing a serene outdoor retreat. The patio area is perfect for al fresco dining, accommodating a table and chairs, while the garden is adorned with a variety of shrubs and trees, enhancing its charm and privacy. This property is a wonderful opportunity for those seeking a home with character in a peaceful village setting. With its blend of traditional features and modern conveniences, it is sure to appeal to families and professionals alike. Don't miss the chance to make this charming house your new home.

GROUND FLOOR



1ST FLOOR



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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