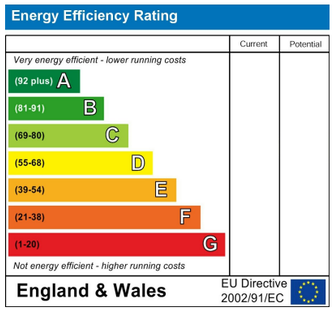
DIRECTIONS

SAT NAV: PE34 4SN



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

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

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TILNEY ALL SAINTS
Situated in the charming village of Tilney All Saints, near King's Lynn in Norfolk, this property enjoys a peaceful village setting surrounded by the beautiful Norfolk countryside. The area offers a relaxed rural lifestyle while remaining within easy reach of King's Lynn, where a range of shops, supermarkets, schools and leisure facilities can be found. With its blend of countryside charm and convenient access to local amenities, Tilney All Saints is an appealing location for those seeking a quieter pace of life.

ENTRANCE HALL
Entrance door to the property to the rear leading into a hallway with laminate flooring, a single radiator and access to the loft.

LOUNGE 14'2 max x 17'11 max (4.32m max x 5.46m max)
L-shaped room, window to the front aspect, laminate flooring and French doors to the side and a double radiator.

KITCHEN 8'7 x 7'2 (2.62m x 2.18m)
Laminate flooring, a range of wall, base and drawer units with worktop over and integrated oven and gas hob a window to the rear.

SIDE LOBBY
Door leading from kitchen, doors either side leading to the rear garden and a courtyard area from the hallway.

UTILITY 9'1 x 6'9 (2.77m x 2.06m)
Window to side aspect.

WET ROOM 7'0 max x 5'5 max (2.13m max x 1.65m max)
Non slip flooring, single radiator and a window to the side aspect. Cupboard housing the hot water cylinder. Hand wash basin, WC and an electric shower.

BEDROOM 11'5 x 10'5 (3.48m x 3.18m)
Laminate flooring, single radiator and window to the rear aspect.

REAR GARDEN
The rear garden is mainly laid to lawn with a metal storage shed and various shrubs.

FRONT OF PROPERTY
Footpath leading to the side and rear of the property, small gravel area with various shrubs.

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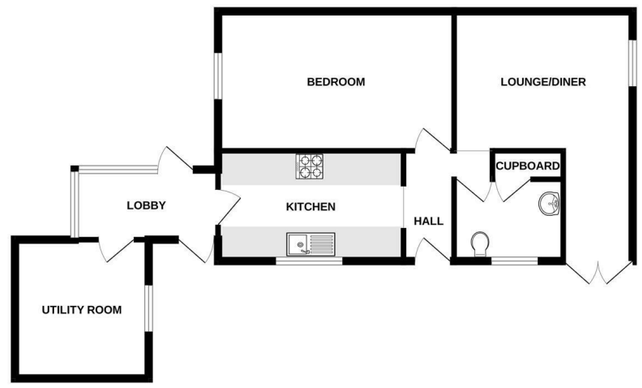
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Situated within the quiet village of Tilney All Saints, Norfolk, this semi-detached bungalow presents a unique opportunity for those seeking a tranquil retreat. With one spacious reception room, one bedroom, and a wet room, this property is ideal for individuals or couples looking for a manageable living space.

The bungalow features an L-shaped lounge with a fireplace, perfect for cosy evenings. The kitchen has an array of units, plus a separate utility area. The property would benefit from modernisation, allowing you to tailor the space to your personal taste and lifestyle.

Whether you are looking to invest in a property with potential or seeking a peaceful place to call home, this bungalow is a must-see. Embrace the opportunity to create your dream living space in a picturesque setting.

GROUND 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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