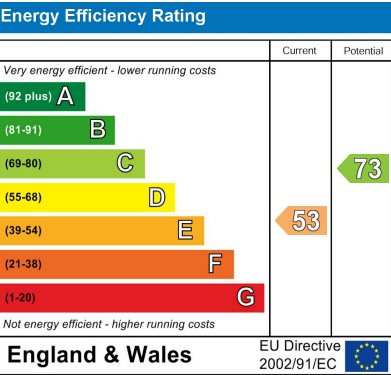


DIRECTIONS

SAT NAV: PE34 4RS



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

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"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.

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KITCHEN DINER 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.	13'3 x 12'5 (4.04m x 3.78m)
SITTING ROOM Fitted carpet. Window to the front aspect and door to the front garden, there's a large wood burner and radiator.	13'3 x 11'5 (4.04m x 3.48m)
LOUNGE Fitted carpet, a window to the front and French doors to the rear leading to the patio. Two double radiators.	20'2 x 11'10 (6.15m x 3.61m)
INNER HALLWAY / STUDY Fitted carpet, a double radiator and a under stairs cupboard.	10'9 x 8'1 (3.28m x 2.46m)
BATHROOM 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.	7'2 x 5'6 (2.18m x 1.68m)
BEDROOM ONE Fitted carpet, single radiator and a window to the front aspect. Loft access. Airing cupboard.	13'5 x 11'5 (4.09m x 3.48m)
BEDROOM TWO Fitted carpet, a window to the front aspect and a single radiator.	11'10 x 9'10 (3.61m x 3.00m)
BEDROOM THREE L shaped room with a fitted carpet. Single radiator and window to rear aspect.	11'8 x 10'0 (3.56m x 3.05m)
SHOWER ROOM Comprising of a single shower enclosure with electric shower, WC and pedestal hand wash basin. Fitted carpet with a window to the rear aspect.	10'7 x 5'0 (3.23m x 1.52m)

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.

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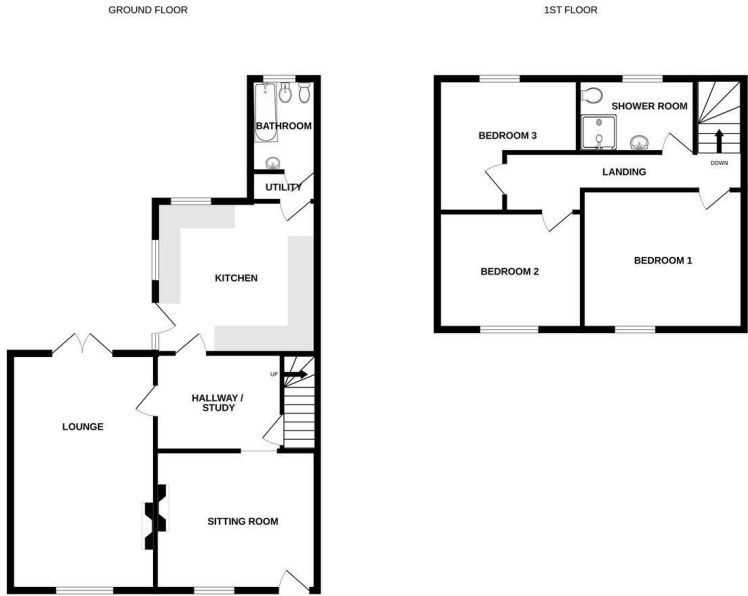
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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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.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in the information provided. The floorplans are for guidance purposes only and should not be relied upon for any prospective purchase. 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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