



**britttons**  
estate agents

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### DIRECTIONS

From Kings Lynn take the main A47 route towards Wisbech and continue along for 2-3 miles and then branch off to the right signposted Tilney All Saints. Follow the Main Road then turn right at the T-Junction into School Road where the property can be found on the left hand side easily identified by our For Sale board.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 85        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 72                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

### NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

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

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



17B School Road Tilney All Saints King's Lynn Norfolk PE34 4RS

**WELL PRESENTED FOUR BEDROOM DETACHED HOUSE WITH GARAGE & DRIVEWAY**

**Tilney All Saints**

**£350,000 Freehold**

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- HALLWAY** 8'11 x 6'2 (2.72m x 1.88m)  
Stairs to first floor.
- CLOAKROOM** 6'2 x 5'6 (1.88m x 1.68m)  
Two piece suite comprising vanity wash hand basin and w.c.
- LOUNGE/DINER** 29'0 max into bay x 11'5 max (8.84m max into bay x 3.48m max)  
Fitted carpet. Feature fireplace. Bay window to front aspect. French doors to rear.
- KITCHEN** 10'9 x 8'8 (3.28m x 2.64m)  
Fitted carpet. Range of wall, base and drawer units with worktops over. Double oven with hob over and extractor. Radiator. Window to rear aspect.
- UTILITY** 7'10 x 6'6 (2.39m x 1.98m)  
Base units with worktops over.
- LANDING** 14'6 max x 12'8 max (4.42m max x 3.86m max)
- MASTER BEDROOM** 6'3 max x 6'1 max (1.91m max x 1.85m max)  
Fitted carpet. Radiator. Window to front aspect.
- EN-SUITE SHOWER ROOM** 13'2 x 10'1 (4.01m x 3.07m)  
Shower cubicle, wash hand basin and w.c. Window to front aspect.
- BEDROOM 2** 9'9 x 7'10 (2.97m x 2.39m)  
Fitted carpet. Radiator. Window to rear aspect.
- BEDROOM 3** 9'9 x 7'6 (2.97m x 2.29m)  
Fitted carpet. Radiator. Window to rear aspect.
- BEDROOM 4** 10'7 max x 7'9 max (3.23m max x 2.36m max)  
Fitted carpet. Radiator. Window to rear aspect.
- BATHROOM** 17'0 x 7'9 (5.18m x 2.36m)  
Four piece suite comprising double shower cubicle, bath with hand held shower attachment, wash hand basin and w.c. Velux window.
- GARAGE** Up & Over door.
- FRONT GARDEN** Brickweave pathway to front door with shingled parking area for ample parking, grass verge with Lavender feature.
- REAR GARDEN** Mainly laid to lawn with decked area, borders and timber shed.

We are delighted to offer this well presented four bedroom detached house with garage and driveway. The property benefits from oil fired central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, cloakroom, lounge/diner, kitchen and utility on the ground floor, master bedroom with en-suite shower room, three further bedrooms and bathroom on the first floor. The front garden has a Brickweave pathway to front door with shingled parking area for ample parking. The garden is mainly laid to lawn with decked area, and borders with field view to the rear. N.B. carpets are currently being laid.





