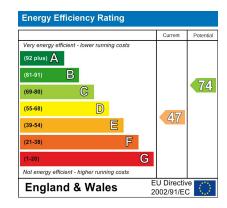
brittons estate agents

www.brittons.net

DIRECTIONS

Proceed out of Kings Lynn Town centre via railway road bearing left onto London Road and proceed along to the Southgates roundabout and take the third exit, next roundabout take the first exit, next roundabout first exit, then take the exit and merge with the A47, at the next roundabout take the second exit onto the A17, turn left onto Moat Road, left onto Station Road, Station Road then becomes Shepherdsgate Road turn left onto Greens Lane where the property can be found on the right hand side easily be identified by our For Sale board.



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.



Willoway Greens Lane Tilney All Saints King's Lynn Norfolk PE34 4RR

STUNNING THREE BEDROOM DETACHED BUNGALOW WITH DRIVEWAY

Tilney All Saints

OIEO £365,000 Freehold

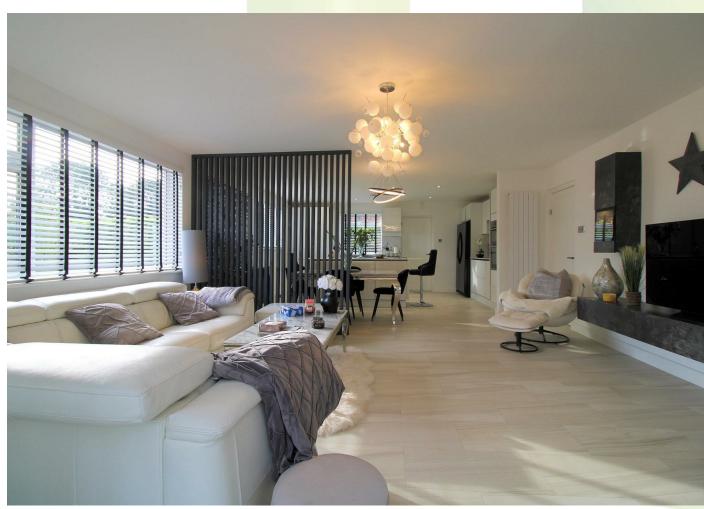
01553 692828 sales@brittons.net











HALLWAY

OPEN PLAN LOUNGE/DINING/KITCHEN

29'0 x 16'9 (8.84m x 5.11m)

Two windows to rear aspect. Range of wall, base and drawer units with worktops over, space for American style fridge/freezer. Eye level double oven, electric hob with extractor over. Centre island. Window to side aspect. LVT flooring. Patio doors to:

CONSERVATORY 15'6 x 11'0 (4.72m x 3.35m)

LVT flooring. French doors to garden.

UTILITY 7'4 x 5'6 (2.24m x 1.68m)

Door to rear.

SHOWER ROOM 11'6 x 8'1 (3.51m x 2.46m)

Double shower enclosure with shower, wash hand basin and w.c. Window to side aspect. Built-in cupboard.

BEDROOM 1 11'2 x 10'0 (3.40m x 3.05m)

LVT flooring. Radiator. Opening to:

EN-SUITE BATHROOM 15'9 x 6'3 (4.80m x 1.91m)

Three piece suite comprising freestanding bath, vanity wash hand basin and w.c. LVT flooring. window to side aspect.

WALK-IN DRESSING AREA

BEDROOM 2 11'2 x 10'0 (3.40m x 3.05m)

LVT flooring. Radiator. Window to front aspect.

BEDROOM 3 11'2 x 8'0 (3.40m x 2.44m)

LVT flooring. Radiator. Window to front aspect.

FRONT GARDEN

Double gates leading to a gravelled area with ample parking. Mature hedging and shrubs.

REAR GARDEN

Fully enclosed, laid to artificial lawn, patio area leading to pergola for entertaining. Mature trees and shrubs.

We are delighted to offer this stunning three bedroom detached bungalow with Bespoke Finish in a wonderful rural setting. Having been completely refurbished by its current owners to an excellent standard this superb property offers contemporary style and luxury living. The property benefits from oil fired central heating and uPVC double glazing. The accommodation comprises of a fabulous open plan living/dining/kitchen, conservatory, utility, master bedroom with en-suite bathroom and dressing room, two further double bedrooms and shower room. Stunning landscaped rear garden along with ample parking to the front.

GROUND FLOOR



Whilst every aberings has been made by insulant the accuracy of the body according to fall and and of doors, whichever, and any other forms are approximate and not responsiblely in taken for any entry of doors, whichever, and any other forms are approximate and not responsiblely in taken for any entry prospective purchaser. The services, systems and applicances shown have not been tested and not guarant and applicances shown have not been tested and not guarant and applicances shown have not been tested and not guarant and applicances shown have not been tested and not guarant and applicances shown have not been tested and not guarant and applicances shown have not been tested and not guarant and applicances shown have not been tested and not guarant.

