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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 onto School Road, where the property can be found on the right hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	78
(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.



8 School Road Tilney All Saints King's Lynn, Norfolk PE34 4RS

SPACIOUS UNIQUE FOUR BEDROOM DETACHED BUNGALOW WITH DRIVEWAY, CARPORT AND GARAGE

Tilney All Saints

Guide Price £230,000 Freehold

01553 692828
sales@brittons.net

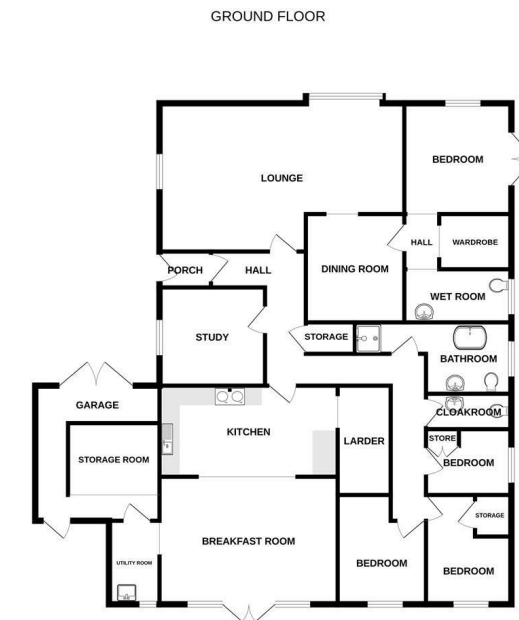




LOUNGE Wooden floor, bay window to side aspect and another window to front aspect, brick fireplace, radiator. Exposed brick archway leading into dining area.	22'11" x 13'10" > 10'4 (6.99m x 4.22m > 3.15m)
DINING AREA Wooden flooring, ornate fireplace, wall light fittings	10'2 x 9'4 (3.10m x 2.84m)
KITCHEN Range of wall base and drawer units with granite worktops over. Practical island. Aga, traditional clothes hanger, built in dishwasher. Space for a fridge freezer.	13'7 x 10'2 (4.14m x 3.10m)
BREAKFAST ROOM Tiled floor, French doors to garden, ceiling fan, log burner.	14'5 x 12'7 (4.39m x 3.84m)
LARDER Storage and shelves with tiled floor.	10'3 x 3'9 (3.12m x 1.14m)
UTILITY Tiled floor, Belfast sink with mixer tap over, traditional wooden hanging clothes drier, space for washing machine and tumble drier. Window to rear aspect.	8'4 x 5'7 (2.54m x 1.70m)
CLOAKROOM Hand wash basin, W.C, tiled floor and window to side aspect.	7'5 x 2'8 (2.26m x 0.81m)
STUDY Tiled floor, window to side aspect, radiator and a built in cupboard.	9'9 x 9'5 (2.97m x 2.87m)
BEDROOM ONE Tiled floor with window to front aspect and French doors to side aspect leading into the garden. Walk in wardrobe area which leads onto the wet room, this can be used independently or as an En-suite. Radiator.	11'1 x 7'5 (3.38m x 2.26m)
WET ROOM / EN-SUITE Three piece suite comprising of a vanity basin, W.C, and a walk in mains shower with a grab rail. Fully tiled. Window to side aspect.	7'4 x 4'11 (2.24m x 1.50m)
BEDROOM TWO Tiled flooring, built in cupboard, radiator and window to side aspect.	7'11 x 7'5 (2.41m x 2.26m)
BEDROOM THREE Laminate flooring, built in cupboard, window to rear aspect and radiator.	11'11 max x 7'11 (3.63m max x 2.41m)
BEDROOM FOUR Laminate flooring, built in wardrobe, window to rear aspect and radiator.	11'3 max x 7'10 (3.43m max x 2.39m)
BATHROOM Four piece suite comprising of pedestal hand wash basin, W.C, roll top bath with mixer tap and hand held shower attachment, walk in electric shower. Heated towel rail. Cupboard. Window to side aspect.	13'11 max x 7'3 (4.24m max x 2.21m)
FRONT GARDEN Laid to lawn with driveway leading to carport and front door of property. Path to side of property. Mature shrubs and trees.	
REAR GARDEN Mainly laid to lawn, patio area with pergola over leading out from the breakfast room, covered by climbing foliage, Decorative wooden bridge over pond. Rockery and summer house. Borders and bedding areas all with well established shrubs.	
GARAGE Currently used as a storage room for batteries for solar panels, these have a feed in tariff. Please call office for further details.	



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £230,000 - Welcome to this charming detached bungalow located on School Road in the village of Tilney All Saints, near King's Lynn. This property boasts traditional features and has been previously extended to offer a very spacious living area. Upon entering you are greeted by a generous reception room that provides ample space for entertaining or relaxing with family. With four bedrooms, the master including a walk in wardrobe and a wet room, a second bathroom featuring a roll top bath and separate shower. One of the highlights of this property is the kitchen and breakfast room that overlooks the beautiful garden, perfect for enjoying your morning coffee or hosting intimate gatherings. The garden itself features a pergola, ideal for al fresco dining or simply unwinding outdoors. Additionally, a pond with a wooden bridge adds a touch of tranquility to the outdoor space. Parking will never be an issue with space for multiple vehicles, making coming and going a breeze. Please Note: CASH BUYERS ONLY



While every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, etc. are given as an approximate guide only and should not be used as a basis for any legal proceedings. The property is sold as seen and the buyer is advised to verify the details and measurements themselves. Made with Mapbox 12/24



