









welcome to

The Retreat High Street, Tittleshall King's Lynn

William H Brown are delighted to present this immaculate brick& flint character cottage. This beautiful property briefly comprises of: lounge, dining room, kitchen, separate annex, three bedrooms, family bathroom, a rear courtyard & a further detached garden.













Lounge

14' x 11' 4" (4.27m x 3.45m)

Door to the front, log burner, brick fireplace, stairs to the first floor, electric radiator, tiled floor and double glazed window to the front.

Kitchen

10' x 7' 9" (3.05m x 2.36m)

Kitchen with wall and base units, electric cooker and hob with extractor over, space for fridge freezer, radiators, pantry cupboard and double glazed window into dining room.

Dining Room

7' 3" x 10' 9" (2.21m x 3.28m)

Radiator, tiled floor, space for washing machine and tumble dryer and double glazed window to the rear.

Bedroom One

10' 9" x 11' 7" (3.28m x 3.53m)

Fitted wardrobe, feature fireplace, radiator, wooden floor and wooden double glazed window to the front.

Bedroom Two

10' 6" x 8' (3.20m x 2.44m)

Radiator, wooden floor, wooden double glazed window to the rear.

Bathroom

Suite comprising of bath, WC, wash hand basin, tiled floor and wooden double glazed window to the rear.

Bedroom Annexe

9' 2" x 6' 6" (2.79m x 1.98m)

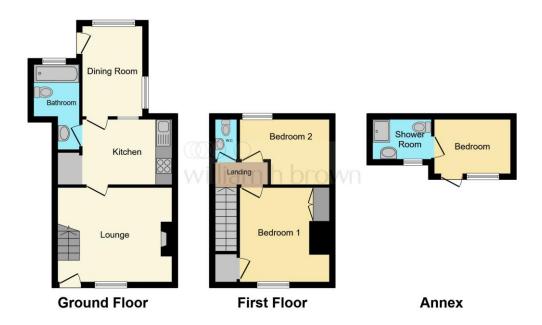
Electric radiator and window to the front.

Shower Room Annexe

Suite comprising of shower cubicle, WC, wash hand basin and window to the front.

Outside

The front of the cottage is set back from the road with a side gate providing access to the private and secluded courtyard garden. It also has the recently decorated annex. Across the road from the property is the detached garden with a concrete pad and space for outbuildings.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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The Retreat High Street, Tittleshall King's Lynn

- GUIDE PRICE £315,000-£325,000
- Further annex accommodation
- Popular village location
- Courtyard garden
- Brick and flint cottage

Tenure: Freehold EPC Rating: F Council Tax Band: B

guide price

£300,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108424



Property Ref: FKM108424 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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