



School Road

Tilney St. Lawrence PE34 4QY

BROWN & CO



School Road, Tilney St. Lawrence PE34 4QY

Linked detached bungalow

Solar panels

Three bedrooms

Off street parking

Large conservatory

Superb rear garden

Kitchen with roof lantern

Must be viewed to fully appreciate

Easy access to mainline station, 5 miles (9 minutes)



Introduction

Brown & Co offers a three bedroom, link detached bungalow in Tilney St Lawrence, Norfolk. A popular West Norfolk village with amenities and mainline station just 5 miles away.

Location

Tilney St Lawrence, a quaint village in Norfolk, England, offers a peaceful, rural lifestyle complemented by essential local amenities. The village is home to a welcoming community centre and a well-regarded primary school, making it ideal for families. Nearby, the Tilney St Lawrence Church serves as both a spiritual and social hub. For everyday needs, there is a local convenience store and a pub, The Buck, where residents can enjoy a hearty meal and socialise. Additionally, the village is just a few miles south of Watlington Station, with mainline access to Ely, Cambridge and London. The surrounding countryside offers ample opportunities for outdoor activities such as walking and cycling.

The property

The property is situated close to the heart of the village on School Road, with access to all village amenities close by.

Outside, there is gravel driveway and access to the garage with an attractive, brick built planter to the front boundary. At the rear there is a large patio and substantial rear garden which enjoys long hours of sunshine. The majority of the garden is set to lawn and is dotted with mature trees and shrubs.

Inside, the property is arranged with living space to the front and bedrooms to the rear. There is hallway leading to the kitchen with roof lantern, large sitting room/dining room and a rear hall gives access to an incredible 10.7m x 2.7m conservatory which gives the property space for two more reception rooms that the owners use as a breakfast room and garden room. To the rear are three bedrooms and bathroom with the master bedroom having an en-suite.

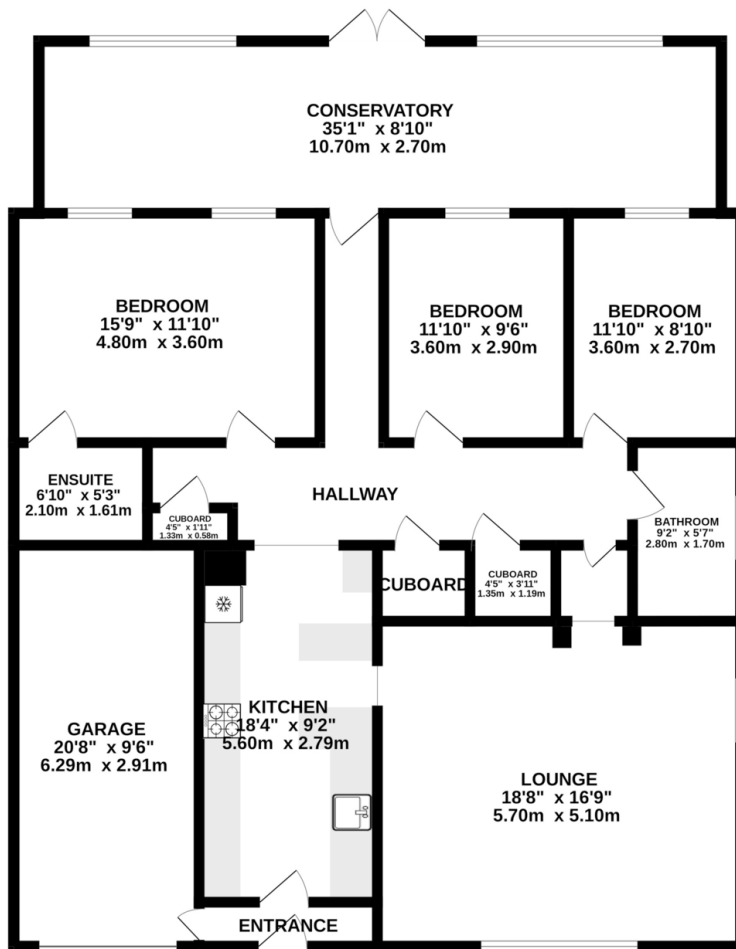
The property benefits from some major improvements carried out by the owners including the installation of solar panels and a new roof.

Viewing procedure

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

Buyer identity check

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



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