



**Westfields Close, Tilney St. Lawrence, King's Lynn, PE34 4QW**



**welcome to**

**Westfields Close, Tilney St. Lawrence, King's Lynn**

Located in a quiet cul-de-sac of Tilney St Lawrence which has good local amenities including convenience store/post office, public house, primary school & social club is this beautifully presented four bedroom detached bungalow. Offering NO ONWARD CHAIN, viewing highly recommended.



## **Double Glazed Entrance Door To**

### **Entrance Vestibule**

Ceramic tiled floor, radiator, double glazed window, opening to:-

### **Kitchen**

15' 3" max x 12' 5" ( 4.65m max x 3.78m )  
Range of base and wall units, roll edge work top, inset ceramic sink with mixer tap over, space for cooker, dishwasher and washing machine, ceramic tiled floor, part tiled walls, double glazed window, opening to:-

### **Lounge/ Dining Room**

20' 3" max x 11' 8" max ( 6.17m max x 3.56m max )  
Double glazed bay window, radiator, brick fireplace with inset electric fire, door to:-

### **Hallway**

Exit door to side elevation, loft access, radiator, airing cupboard housing oil boiler

### **Bedroom**

8' 6" x 7' 7" ( 2.59m x 2.31m )  
Double glazed window, radiator

### **Bedroom**

12' 4" x 10' 11" ( 3.76m x 3.33m )  
Double glazed window, radiator

### **Bathroom**

7' 8" x 5' 5" ( 2.34m x 1.65m )  
bath with shower mixer tap, low level WC, wash hand basin, tiled floor and walls, obscure glazed windows, heated towel rail

### **Shower Room**

Shower cubicle, low level WC, wash hand basin, fully tiled floor and walls, double glazed window, heated towel rail

### **Bedroom**

13' x 12' 11" ( 3.96m x 3.94m )  
Double glazed window, radiator, ceiling fan/light

### **Sun Room**

13' 5" x 7' 7" ( 4.09m x 2.31m )  
UPVC and brick construction under solid roof, ceramic tiled floor, radiator, double doors to rear

### **Bedroom**

14' 4" x 10' 4" ( 4.37m x 3.15m )  
Radiator, bi-fold doors to rear

### **Cloakroom**

Low level WC, wash hand basin, heated towel rail

### **Outside**

To the front is a lawned garden and driveway giving off road parking for 2 cars. The rear garden is a great size with a large decked area leading onto a generous lawned garden with mature shrubs. there is a summer house and a greenhouse and the garden is enclosed by timber fencing



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## Westfields Close, Tilney St. Lawrence, King's Lynn

- Detached 4 Bed Bungalow
- Breakfast Kitchen
- Bathroom and Separate Shower Room
- Sun Room, Cloakroom and Utility
- No Chain

Tenure: Freehold EPC Rating: D

offers in excess of

**£380,000**



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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