



Spice Chase, Tilney St. Lawrence, KING'S LYNN, PE34 4RD

welcome to

Spice Chase, Tilney St. Lawrence, KING'S LYNN

A truly magnificent detached family home in the sought after village of Tilney St Lawrence which comprises four bedrooms, two with en suites and a 27ft OPEN PLAN KITCHEN area. The property has field views and viewing is highly recommended to appreciate all this property has to offer.



Entrance Door To:-

Entrance Hall

Wood effect laminate floor, under floor heating, stairs to first floor with oak balustrade and glass panelling

Snug

11' 8" x 7' 3" (3.56m x 2.21m)

Wood effect laminate floor, under floor heating, double glazed window, fitted cupboards

Lounge

17' 7" x 12' 7" (5.36m x 3.84m)

Double glazed window, under floor heating, feature fireplace with inset wood burner on tiled hearth with timber surround

Open Plan Family Room

27' 3" x 14' 10" (8.31m x 4.52m)

Range of base and wall units, roll edge work top, inset one and half bowl single drainer sink unit with mixer tap over, built-in Bosch oven with induction hob, extractor over, built-in Bosch microwave, fridge freezer and dishwasher, double glazed window, central island with drawers below, inset spotlights, under floor heating and double glazed window, opening to:-

Family Room

12' 9" x 12' 3" (3.89m x 3.73m)

Vaulted ceiling, two skylight windows, full height arched apex window over looking the rear garden and fields beyond, double glazed door to rear, wood effect laminate floor

Utility Room

7' 9" x 7' 3" (2.36m x 2.21m)

Base and wall units, roll edge work top, space and plumbing for washing machine and dryer, wood effect laminate floor, under floor heating, double glazed window, double glazed door to rear, inset spotlights, extractor fan

Cloakroom

Low level WC, wash hand basin in vanity unit, double glazed windows, under floor heating

First Floor Landing

Spacious landing with loft access, double glazed window, airing cupboard housing boiler, inset spotlights

Master Bedroom

16' 11" x 11' 4" (5.16m x 3.45m)

Double glazed window, radiator, double doors to:-

Walk-In Dressing Room

11' 5" x 8' (3.48m x 2.44m)

Double glazed window, fitted shelving, inset spotlights

En-Suite

Over-sized shower cubicle, low level WC, wash hand basin in vanity unit, bath, part tiled walls, fitted mirror with mood lighting, vinyl floor, double glazed window, inset spotlights, heated towel rail, extractor fan

Bedroom Two

14' 2" x 10' 10" (4.32m x 3.30m)

Two double glazed windows, upright radiator, inset spotlights, fitted wardrobe, door to:-

En-Suite

Shower cubicle, low level WC, wash hand basin, upright radiator, double glazed window, inset spotlights, extractor fan

Bedroom Three

12' 8" x 10' 10" (3.86m x 3.30m)

Double glazed window, radiator, storage cupboard

Bedroom Four

12' 6" x 10' (3.81m x 3.05m)

Double glazed window, radiator, built-in wardrobe

Bathroom

Shower cubicle, low level WC, wash hand basin in vanity unit, bath, heated towel rail, double glazed window, inset spotlights, extractor fan

Outside

To the front of the property is an extensive gravelled driveway which leads to a single garage with electric door, power and light and courtesy door to rear. Newly installed EV charger. Side access gate leads to a beautifully maintained rear garden with an extensive paved patio.

There is a brick built shed with power and light and has a covered seating area attached with pantile roof. The remainder of the garden is laid mainly to lawn with flower and shrub borders and is enclosed by timber fencing.



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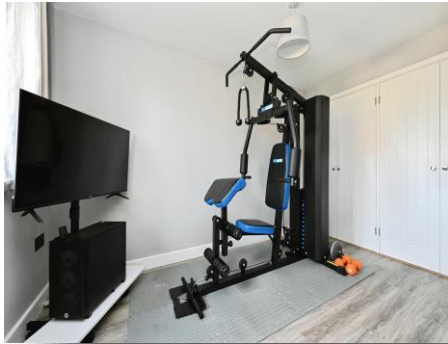
- Detached Family Home
- Four Bedrooms
- Two En-Suites
- Open Plan Kitchen/ Family Room
- Oak Internal Doors

Tenure: Freehold EPC Rating: C
Council Tax Band: E



offers in excess of
£490,000

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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Property Ref:
KLN118935 - 0006

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