



**Medina Close, Tilney All Saints, King's Lynn, PE34 4RU**

**welcome to**

**Medina Close, Tilney All Saints, King's Lynn**

Plot 2 is a brand new 3/4 bedroom/snug detached property in a popular village. Comprising of a study, living room, kitchen/dining room, utility room, cloakroom, plant room, first floor landing, four bedrooms, en-suite to master, family bathroom, parking for three vehicles and gardens.



### **Accommodation Comprises:**

Entrance door into hallway.

### **Entrance Hall**

Stairs to first floor, under stairs cupboard with doors on.

### **Study**

8' 2" x 7' 5" ( 2.49m x 2.26m )

Window to front.

### **Living Room**

15' 4" x 11' 6" ( 4.67m x 3.51m )

Bay window to the front, feature fireplace, double doors through to the kitchen/diner.

### **Kitchen / Dining Room**

19' 1" max x 12' 6" max ( 5.82m max x 3.81m max )

Grey kitchen units at base and wall level worktop surface, Belfast sink with drainer and mixer tap over, oven hob and extractor, integrated dishwasher, integrated fridge/freezer, window to the rear, double doors on to the rear patio, door to utility.

### **Utility**

12' 6" x 8' 2" ( 3.81m x 2.49m )

Units at base level with worktop surface over, integrated washing machine and tumble drier, sink with drainer and mixer tap over. Exit door to the rear, access to the cloakroom and plant room.

### **Cloakroom**

White suite comprising low flush WC, handwash basin and extractor

### **Plant Room**

Hot water cylinder.

### **First Floor Landing**

Airing cupboard with doors on.

### **Master Bedroom**

15' 4" x 11' 6" ( 4.67m x 3.51m )

Door to en-suite.

### **En-Suite**

Suite comprising of low flush WC, hand wash basin and shower cubicle, Window to front.

### **Bedroom Two**

12' 6" x 10' 1" ( 3.81m x 3.07m )

Window to rear.

### **Bedroom Three**

9' 3" x 9' ( 2.82m x 2.74m )

Window to rear.

### **Bedroom Four**

9' x 7' 5" ( 2.74m x 2.26m )

Window to rear.

### **Bathroom**

White suite comprising of low flush WC, hand was basin, panel bath, window to front.

### **Outside**

### **Raised Patio**

25' 5" x 9' 9" ( 7.75m x 2.97m )

A generous raised patio area with contemporary glass balustrades. Steps up from the rear garden and accessed via the kitchen dining area and utility room.

### **Outside**

Plot 2 is accessed over a shared drive way leading to 3 parking spaces to the rear. Turfed front garden with path leading to the front door, generous rear

garden enclosed by fencing and a gate to the parking area.

### **Agent Notes**

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only and may be from previous developments and not specific to this plot and may differ from the finished development. These homes are accessed over a private shared drive way and a maintenance agreement will be set up in place in due course. Further details will be issued in the contract package.

The photographs shown are from a recent and similar development elsewhere, constructed by the same developer.

### **Tilney All Saints**

Tilney All Saints, is a rural picturesque Norfolk village with open countryside ideal for dog walking and a more peaceful life style. This idyllic slice of Norfolk countryside has a Grade 1 listed 12th century Church, a village hall, primary school and local bus service. King's Lynn's main rail is situated just 6 miles away with direct trains to Ely, Cambridge and London's Kings Cross. King's Lynn boasts a good mix of retail and specialist shops, medieval centre, Maritime history, weekly markets, bars, restaurants, theatre, cinema and local events throughout the year. The Royal Sandringham Estate lies just 13 miles from Tilney All Saints, then a few miles north to the stunning long sandy beaches of the renowned north Norfolk coast. Enjoy some high quality dining at one of the many award-winning pubs, sourcing fresh local produce from across this delightful area of Norfolk.

### **Additional Agents Notes**

The five homes will have the benefit of a Management Company - Oak Drive (Tilney) Residents Management Limited.

This will be owned by the residents and Pop Jack Property Management Limited will act as the Managing Agent and run the Management Company for the residents. We anticipate the monthly cost for



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welcome to

## Medina Close, Tilney All Saints, King's Lynn

- 3/4 bedrooms/snug
- En-suite to master bedroom
- Study, 19' kitchen/diner, cloakroom & utility room
- Parking for three cars, 25'5 raised patio
- Air source heating, Build Zone 10 year warranty, flooring included

Tenure: Freehold EPC Rating: Exempt

offers in excess of

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN114541 - 0009

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