



School Road, Tilney St. Lawrence, KING'S LYNN PE34 4QY

Welcome to

School Road, Tilney St. Lawrence KING'S LYNN

Set in a desirable village location close to local shops and amenities, this spacious three-bedroom link-detached bungalow offers flexible accommodation, a generous garden, and plenty of parking. The welcoming hallway leads to an impressive lounge with space for a dining table and an abundance of natural light. The kitchen is well-presented with ample room for appliances and additional dining space, opening to a conservatory with garden views and access to the patio. There are three well-proportioned double bedrooms. The master bedroom enjoys a walk-in wardrobe and a stylish en suite shower room. The second bedroom also benefits from an en suite, while the third bedroom, converted from part of the garage, offers versatility as a guest room, home office, or hobby space. A modern family bathroom completes the layout. Outside, the mature rear garden is a standout feature-beautifully stocked with plants, shrubs, and trees, plus a patio seating area, pergola, and an outbuilding at the far end. The front offers ample driveway parking and garage access. With its space, versatility, and sought-after setting, this home will appeal to a wide range of buyers-early viewing recommended.





Lounge

17' 1" max x 19' 1" max (5.21m max x 5.82m max)

Kitchen

13' 7" max x 11' 10" max (4.14m max x 3.61m max)

Conservatory

12' 5" x 12' 8" (3.78m x 3.86m)

Family Bathroom

Bedroom 1

15' 11" x 11' 11" (4.85m x 3.63m)

Bedroom 1 Ensuite

Bedroom 2

8' 11" x 11' 10" (2.72m x 3.61m)

Bedroom 2 Ensuite

Bedroom 3

15' 6" x 8' 5" (4.72m x 2.57m)

Outside Wc

Single Garage

Agents Note:

'Heating to the property is served by Oil.
Please contact the branch for more details'

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

Welcome to

School Road, Tilney St. Lawrence KING'S LYNN

- Link-Detached 3-Bedroom Bungalow
- Sought-After Village Location Close to Shops
- Two Bedrooms with En Suites
- Spacious Lounge + Conservatory
- Mature, Generous Rear Garden
- Outbuilding to Rear
- Ample Parking + Garage
- Flexible Living Layout

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

£295,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127662



Property Ref:
WSB127662 - 0002

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 guidance 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk