



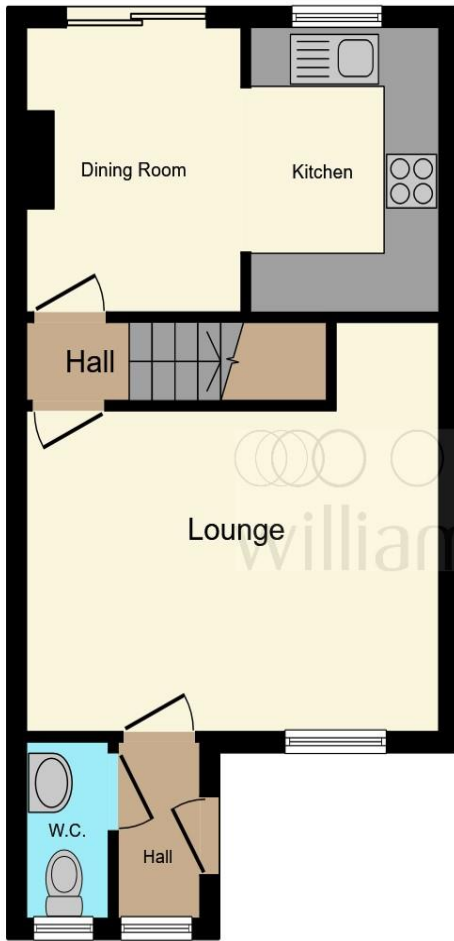
Aylmer Drive, Tilney St. Lawrence KING'S LYNN PE34 4RQ

Welcome to

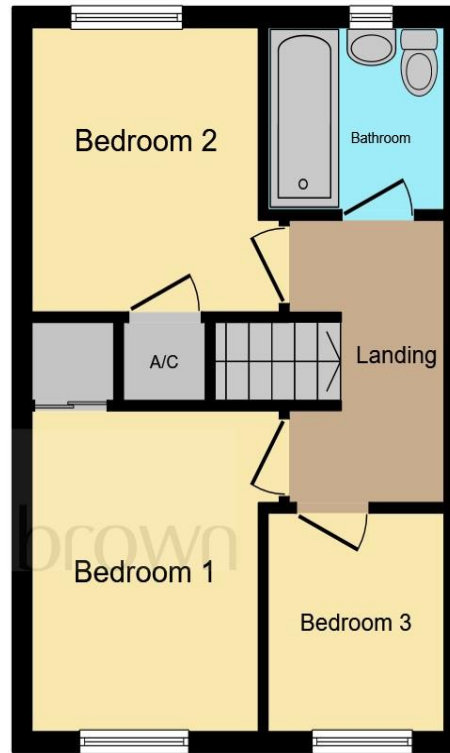
Aylmer Drive, Tilney St. Lawrence KING'S LYNN

Situated in the popular village of Tilney St Lawrence, this well-presented three-bedroom semi-detached home is perfect for first-time buyers or families seeking a peaceful yet well-connected location. Set in a quiet, secluded area close to local schools, a village shop, and a welcoming pub, the property benefits from ample driveway parking for 3+ vehicles and a single garage. The ground floor offers a bright and comfortable lounge and a spacious kitchen/diner, ideal for family meals or entertaining. Upstairs, there are three bedrooms including two doubles, there is also a family bathroom. Outside, the low-maintenance rear garden provides a private and practical outdoor space, perfect for relaxing without the upkeep. With its blend of village charm, generous parking, and convenient location, this property is a fantastic opportunity for those looking to step onto the property ladder or find their next family home. Viewing is highly recommended.





Ground Floor



First Floor

Cloakroom

Lounge

10' 9" min x 14' 10" (3.28m min x 4.52m)

Kitchen

9' 6" x 14' 9" (2.90m x 4.50m)

Bedroom 1

10' 9" x 8' 1" (3.28m x 2.46m)

Bedroom 2

8' 1" x 9' 6" (2.46m x 2.90m)

Bedroom 3

6' 4" x 7' 3" (1.93m x 2.21m)

Family Bathroom

Single Garage

Agents Note:

'Heating to the property is served by Electric. 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

Aylmer Drive, Tilney St. Lawrence KING'S LYNN

- 3-Bed Semi-Detached House
- Ample Parking for 3+ Cars
- Low-Maintenance Rear Garden
- Popular Village Location
- Close to Schools, Shop & Pub
- Ideal First Home or Family Property
- Single Garage
- Downstairs Cloakroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WSB127668 - 0005

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.

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