



Magdalen Road, Tilney St. Lawrence, King's Lynn, PE34 4RG

welcome to

Magdalen Road, Tilney St. Lawrence, King's Lynn

William H Brown are delighted to offer to market this beautifully presented, four bedroom family home, located in a rural setting in a popular location. Sat on an extensive plot, with ample opportunity to extend (STPP), viewing is highly recommended to appreciate all this property has to offer.



Kitchen/Diner

32' 1" x 15' 10" (9.78m x 4.83m)

Wall and Base Units, Space for Cooker and Overhead Extractor, Sink and Mixer Tap, Space for Freestanding Fridge/Freezer, Space for Dishwasher, Double Glazed Patio Doors to Rear, Front Door with Full Length Double Glazed Panel Windows, Pantry Cupboard, Radiator, Double Doors to;

Lounge

21' x 15' 9" (6.40m x 4.80m)

Double Glazed Patio Doors to Rear, Log Burner, Radiator

Dining Room

15' 11" x 11' 6" (4.85m x 3.51m)

Double Glazed Bay Window to Front, Radiator, Stairs to first floor

Shower Room

Shower, WC, Hand Wash Basin, Heated Towel Rail

Bedroom One

15' 8" x 14' 8" (4.78m x 4.47m)

Double Glazed Window to Front and Side, Radiator

Bedroom Two

15' 8" x 8' 1" (4.78m x 2.46m)

Double Glazed Window to Rear and Side, Radiator

Bedroom Three

12' 6" x 10' 8" (3.81m x 3.25m)

Double Glazed Window to Front, Walk in Wardrobe

Bedroom Four

8' 9" x 7' (2.67m x 2.13m)

Double Glazed Window to rear, Radiator

Shower Room

Shower, WC, Hand Wash Basin, Cupboard housing boiler

Outside

Gravelled Driveway to the Front of the Property with Ample Parking. Gated access to the rear with Gravelled Area and Remainder Laid to Lawn. Double garage with Room Above, Summer House, Outdoor Utility Space, Coal Shed, Wood Store and Outdoor Kitchen Area

Agents Note:

The property sits on a plot of 0.8 acres (Subject to Measured Survey) with Oil heating and gas cooker.

Please note neighbouring property has found well/ditch to the rear of their property therefore could be a possibility to find the same.

Log burner has been serviced annually.



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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welcome to

Magdalen Road, Tilney St. Lawrence,

King's Lynn

- Beautifully Presented Semi Detached Home
- Spacious Kitchen/Diner and Lounge
- Extensive Plot with Ample Opportunity
- Four Bedrooms
- Two Shower Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN119518 - 0005

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