









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

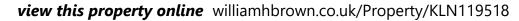
Please note neighbouring property has found well/ditch to the rear of their property therefore could be a possibility to find the same.

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







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









view this property online williamhbrown.co.uk/Property/KLN119518



Property Ref: KLN119518 - 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.





01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30



williamhbrown.co.uk

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.