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4 Punsfer Way, Tilney St Lawrence
King's Lynn PE34 4RJ

£175,000

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

A short stroll from the centre of the village, this beautifully presented two-bedroom mid-terrace home on Punsfer Way offers the perfect blend of village charm and modern comfort, an ideal first step onto the property ladder.

Life here revolves around the simple pleasures that make village living so special. Whether you're popping out for a pint of milk and a fresh loaf, meeting friends for a relaxed drink at the local pub, or walking children to school in the morning sunshine, everything that matters is just moments from your front door. It's the kind of place where life feels easy, welcoming and connected.

Step inside, kick off your shoes and instantly feel at home. The living and dining room is a wonderfully bright and inviting space, designed for both everyday living and those moments you want to savour. Natural light pours in and draws your eye through the patio doors to the garden and the sweeping open fields beyond, a view that's hard not to fall in love with. Picture slow weekend mornings with coffee and the papers, lively evenings hosting friends, or warm summer days with the doors open letting the outside in.

The same thoughtful style continues into the modern kitchen, where clever design maximises both worktop space and storage. Sleek, practical and beautifully finished, it's a room that effortlessly balances style with function, whether you're preparing a quick weekday dinner or experimenting with new recipes at the weekend.

Upstairs, the sense of calm continues. The main bedroom sits at the rear of the home, perfectly positioned to capture those uninterrupted countryside views. Bathed in natural light, it's a peaceful retreat where you can unwind at the end of the day and wake up to the ever-changing colours of the fields beyond. The second bedroom is a versatile and comfortable space, currently styled as a dressing room but equally suited as a guest bedroom, nursery or home office, ideal for modern living. Completing the upstairs is a beautifully presented bathroom, continuing the home's clean, stylish finish.

Outside, the garden is a true highlight. Private and wonderfully positioned, it enjoys uninterrupted views across the open countryside behind, the perfect backdrop for both sunrise coffees and sunset evenings. A patio provides the ideal space for outdoor dining and summer barbecues, while the lawn offers room for pets, play or simply relaxing with a book.

At the bottom of the garden, a gate leads directly to the shared parking area, where the home benefits from its own allocated parking space, a practical touch that makes everyday life just that little bit easier.

Homes that combine stylish interiors, village convenience and open countryside views are rare to find. This is a home that invites you to settle in, slow down and enjoy everything village life has to offer, and once you see it, it's easy to imagine it being the place you call home.

Tenure: Freehold

Property Type: Terraced House

- Mid Terraced House
- Two Bedrooms
- Perfect First Home
- Allocated Off-road Parking Space
- Private Garden with Stunning Field Views
- Wonderfully Presented - Move in Ready
- Electric Heating
- Stylish Kitchen
- Close to Heart of Village and Local Amenities
- Backing on to Open Fields

Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

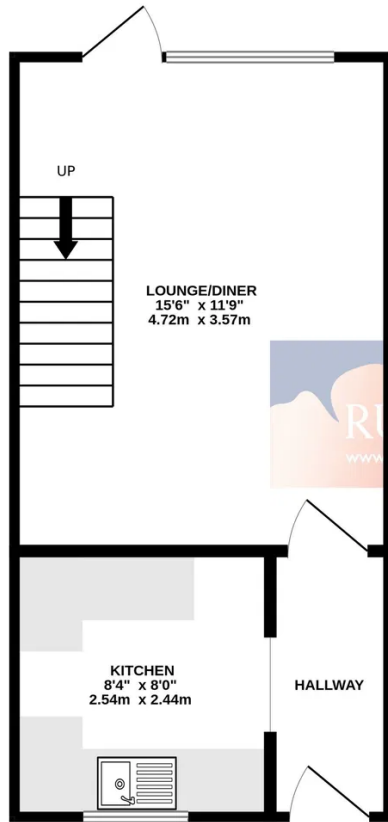


Wonderfully private and perfect for enjoying the views

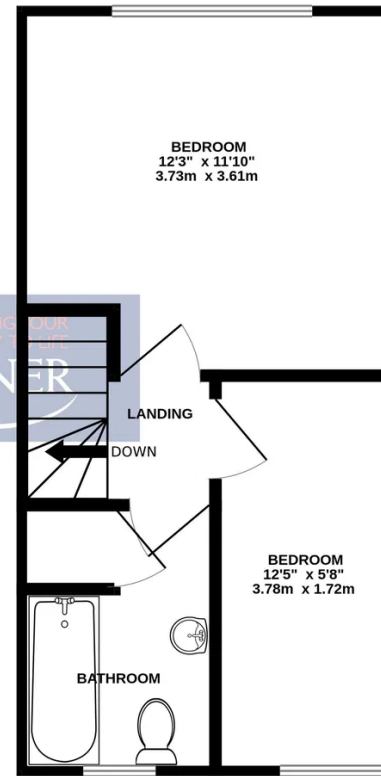


Stunning open field views to the rear

GROUND FLOOR
279 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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