



Folly Cottages, High Street, Tittleshall King's Lynn PE32 2PJ

welcome to

Folly Cottages High Street, Tittleshall King's Lynn

Semi-detached cottage blends charm with modern comforts, offering a versatile entrance/dining room, a spacious lounge with wood burner, snug, kitchen, 2 double bedrooms, single bedroom & four-piece bathroom. Outside, enjoy a mature front garden, patio, potting shed & en-bloc garage with parking.



Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance/Reception Room

Versatile room with external door to front, internal door to rear lobby, arch to lounge, stairs to first floor, window to front, radiator and carpeted flooring - the vendor has advised us that under the current carpet there is parquet flooring.

Lounge

Window to front, original fireplace with tile hearth and wood log burner installed in 2024, radiator and carpeted flooring - the vendor has advised us that under the current carpet there is parquet flooring.

Rear Lobby

External door to rear, window to rear, internal doors to versatile reception rooms, radiator and tiled flooring.

Snug/Reception Room

Versatile room with doors to rear lobby and lounge, arch to kitchen, window to rear radiator and tiled flooring.

Kitchen

Arch to snug, internal door to utility, window to side, wall and base units with work surfaces, integrated cooker and hob with cooker hood over, sink & drainer, part tiled walls and tiled flooring.

Utility

Two windows to side, base units with work surfaces, space for appliances and tiled flooring.

Landing

Stairs leading to first floor with doors to bedrooms and bathroom, window to rear and carpeted flooring.

Bedroom One

Window to front, variety of fitted wardrobes, radiator and carpeted flooring.

Bedroom Two

Window to front, double fitted wardrobe, radiator and carpeted flooring.

Bedroom Three

Window to front, radiator and carpeted flooring.

Bathroom

Frosted window to rear, fully tiled walls, four piece suit comprising of bath unit, separate shower cubicle, low level WC and hand wash basin, heated towel rail and laminate flooring.

Front Garden

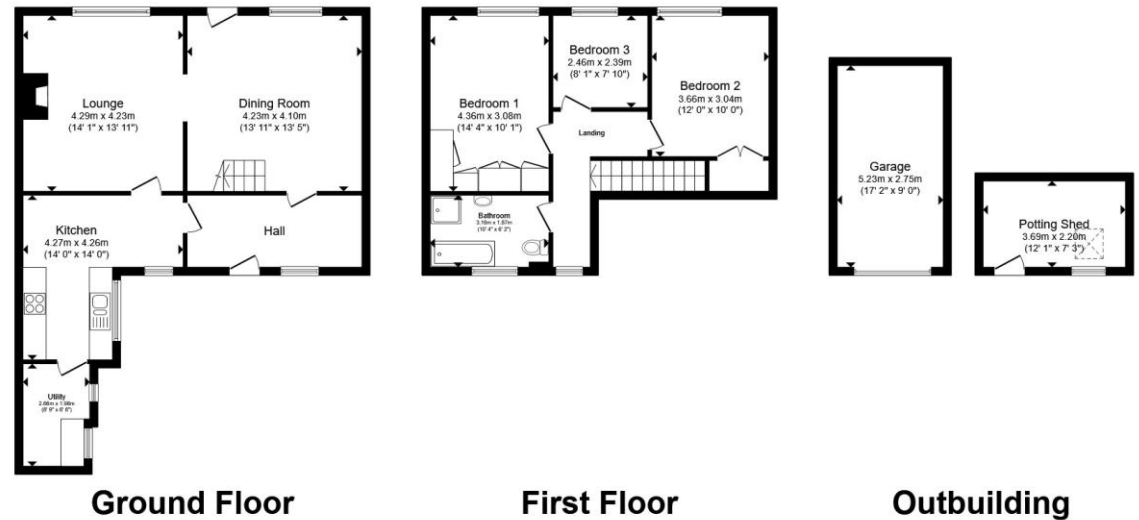
Fence & brick enclosed with mature shrubbery, plantings and flora, path leading to front door and open space for storage.

Rear Garden

Brick enclosed, two level patio rear garden steps, dwarf wall and flower beds. access to potting shed with skylight and power. Side access gate.

Parking

Off road parking available with single en-bloc garage with up and over door.



Total floor area 130.1 m² (1,400 sq.ft.) approx

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.propertybox.io


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welcome to

Folly Cottages High Street, Tittleshall King's Lynn

- Charming Cottage With Character Features
- Spacious & Versatile Accommodation
- Kitchen & Utility
- Double Bedrooms With Wardrobes & Smaller Versatile Bedroom
- Garage & Off Road Parking

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

offers in excess of
£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108772 - 0003

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