



44 Aylmer Drive, Tilney St. Lawrence, King's Lynn PE34 4RQ

£205,000

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Set within the peaceful village of Tilney St Lawrence, just a short drive from King's Lynn, this charming three-bedroom semi-detached home offers a wonderful blend of comfort, practicality and inviting living spaces, perfect for modern family life.

As you arrive, you're greeted by the convenience of off-road parking to the front, along with the added benefit of a handy garage, ideal for secure storage, a workshop, or keeping your vehicle sheltered year-round. This immediately sets the tone for the ease and functionality this home provides.

Stepping inside, a welcoming front lobby offers the perfect space to pause, kick off your shoes and settle in. You'll also find a convenient downstairs WC here, an essential feature for both guests and busy households.

From the lobby, you're drawn into a spacious and versatile living area. Whether you imagine cosy evenings relaxing or a more open-plan living/dining arrangement for hosting friends and family, this room adapts effortlessly to suit your lifestyle.

Moving towards the rear of the home, you'll find what is truly the heart of the house, a bright and sociable kitchen/dining space. Thoughtfully designed for modern living, it includes a practical breakfast bar, perfect for those busy mornings or casual catch-ups. The dining area invites you to gather, unwind and enjoy, while sliding doors open out to the south-west facing garden, filling the space with natural light and seamlessly connecting indoor and outdoor living.

Upstairs, the home continues to impress with two well-proportioned double bedrooms, both offering peaceful retreats. A third, smaller bedroom, currently used as a home office, adds flexibility for remote working, a nursery, or guest space. The family bathroom completes the first floor.

Outside, the south-east facing rear garden is a real highlight, ideal for soaking up the afternoon sun, entertaining guests, or simply enjoying a quiet moment at the end of the day.

This is more than just a house, it's a place to truly feel at home. Warm, welcoming, and ready to be enjoyed, it offers the perfect setting for your next chapter.

Arrange your viewing today and see how easily you could make it yours.

Property Type: Semi Detached House

- Semi-Detached Home
- Three Bedrooms
- No Onward Chain
- Off-Road Parking
- Downstairs WC
- Double Glazed
- Electric Heating
- Garage
- Close to Village Shop, School & Pub
- South-East Facing Rear Garden

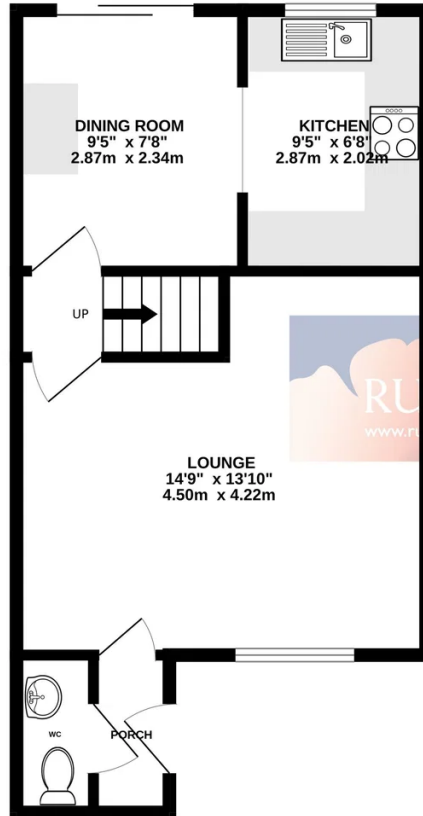
Disclaimer

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.

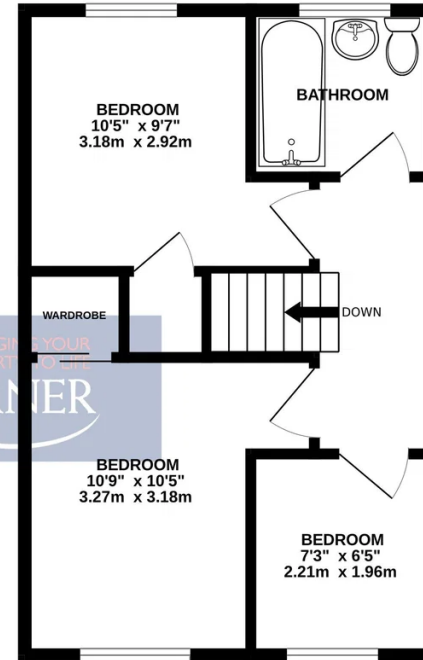


Bedroom 1&2 are both well proportioned doubles

GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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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