

## 32 Magdalen Road, Tilney St Lawrence PE34 4RE

£285,000

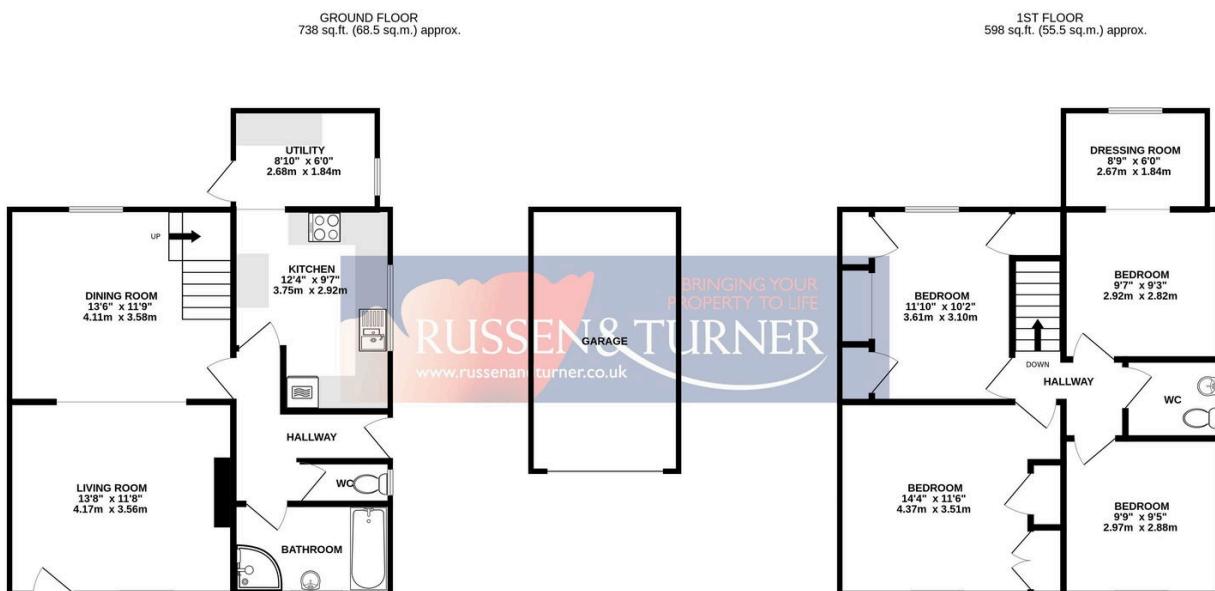
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A delightful four-bedroom semi-detached cottage that captures the very essence of Norfolk village life. Just a short walk from the heart of the community, this charming home offers the best of both worlds: peaceful rural surroundings with sweeping countryside views, and the convenience of local amenities right on your doorstep.

## Key Features

- Semi-Detached House
- Two Reception Rooms
- Rural Setting - Backing on to Open Fields
- Walking Distance to Village Play Field, Shop and Pub
- Stunning Views to the Rear
- Four Double Bedrooms
- Garage and Off-road Parking
- Oil Fired Central Heating
- Private Gardens
- Council Tax Band - C



TOTAL FLOOR AREA: 1336 sq.ft. (124.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information 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. The 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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