



NEWSON & BUCK  
ESTATE AGENTS



NEWSON & BUCK



27 Magdalen Road, Tilney St Lawrence, King's Lynn, Norfolk PE34 4QX    £219,995

The perfect first time home!! Newson & Buck are proud to offer to the market this beautifully presented two bedroom semi-detached home, situated in the popular village of Tilney St Lawrence. With immaculate presentation combined with field views from the second bedroom window, viewing is essential for this particular property. The home comprises of an entrance hallway, lounge, kitchen diner, w/c, two bedrooms and a family bathroom. The property further benefits from off road parking for two vehicles, an enclosed rear garden and air source heating. The property completed build in 2020 and still has a number of years remaining on its warranty. Tilney St Lawrence is located just six miles from King's Lynn which has main line rail links to Cambridge and London.



01553 775151



### Entrance Hallway

UPVC double glazed window, storage cupboard, staircase rising to the first floor landing door opening to the lounge, door opening to the kitchen/dining room.

### W/C

Suite comprising low level w/c and wash hand basin.

### Lounge

8' 1" x 17' 3" ( 2.46m x 5.26m )

UPVC double glazed window to the front aspect.

### Kitchen Diner

10' Into cabinets x 15' 3" ( 3.05m Into cabinets x 4.65m )

Fitted slate grey Howdens kitchen with inset stainless steel sink and drainer, integrated dishwasher, oven, hob, extractor fan, space for washing machine and luxury laminate, UPVC double glazed window and door to opening to the rear aspect.

### Landing

UPVC double glazed window, loft access, fitted carpet.

### Bedroom One

15' 3" maximum into cupboard x 10' 9" ( 4.65m maximum into cupboard x 3.28m )

Two UPVC double glazed windows overlooking the front aspect, storage cupboard.

### Bedroom Two

8' x 16' 3" ( 2.44m x 4.95m )

UPVC double glazed window overlooking the rear aspect, fitted carpet.

### Bathroom

Suite comprising low level w.c, pedestal hand wash basin and bath with mixer taps, shower and shower screen over, vinyl flooring.

### Rear Garden

To the front of the property is a good sized lawned garden. To the rear of the property, the good sized garden will be lawned.

There is also lights to the external areas, as well as an outside tap.

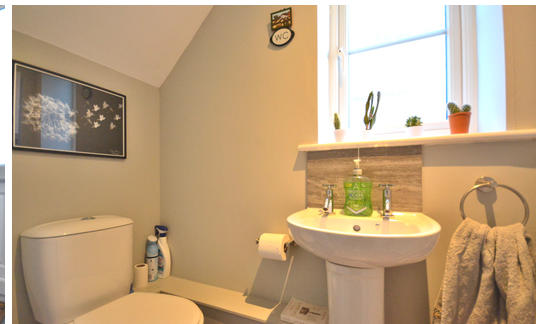
The property also benefits from two brick-weaved allocated/numbered parking spaces.

### Agents Notes

A site maintenance charge is currently set up for each home on the development. We anticipate this will be approximately £200.00 per annum, per property. Further details of this can be obtained from your solicitor within the contract package at the time of purchase.

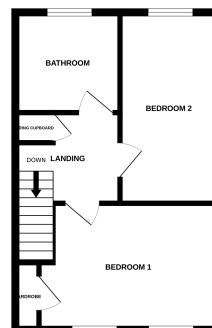
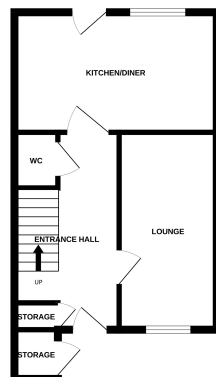
### EPC - B

### Council Tax Band B



GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of areas, lengths, heights and other details are approximate and no responsibility is taken for any errors or omissions. The plan is illustrative purposes only and should not be used as a basis for a prospective purchaser. The layout, fixtures and appliances shown have not been tested and no guarantee is given for their operation or condition.

Map code BR02204