



NEWSON & BUCK  
ESTATE AGENTS

2 Oak Gardens  
Tilney All Saints  
King's Lynn  
Norfolk  
PE34 4TN

£399,995

Welcome to 2 OAK GARDENS, a light-filled, detached four-bedroom home in the peaceful village of Tilney All Saints. The village is home to a well-regarded primary school, golf course, a popular restaurant, and a large playing field.

King's Lynn and the coast are both within easy reach.

Inside, the wide entrance hall sets the tone — calm and generous in scale, with built-in storage under the stairs. To the front, there's a flexible room ideal as a study or playroom. The main living space is 17'7", with a bay window, log-burning stove, and French doors to the garden. The 19' kitchen and dining area includes a central island, solid wood worktops, and integrated appliances. A separate utility room leads to a WC and more storage.

Upstairs are four well-sized bedrooms. The principal bedroom is 15'4" and has an en-suite shower room. The family bathroom is modern and well-finished. The house has air source heating throughout. Outside, the rear garden is split-level — mainly lawn, with a raised patio accessed directly from the kitchen and utility. A great space for outdoor dining and entertaining. A rear gate leads to private parking for three cars. Viewing is highly recommended for this beautiful family home.

- Modern family home
- Detached
- Four Bedrooms
- Lounge with Log Burner
- Kitchen with island
- Air source Heating
- Close to Amenities & Local School
- Private Parking to Rear
- En - Suite To Master
- EPC - B



### **Entrance Hall**

Entrance door, vinyl flooring, window to front aspect, under stairs storage, inset spotlighting, stairs to first floor

### **Lounge**

17' 07" x 11' 06" (5.36m x 3.51m) vinyl flooring, feature brick fireplace with log burner, bay window to front, french doors leading to

### **Kitchen/Diner**

19' 0" x 12' 05" (5.79m x 3.78m) Vinyl flooring, range of base and wall cabinets, kitchen island with breakfast bar, wooden worktops, butler sink with mixer tap over, integrated bin storage, integrated dishwasher, integrated fridge/freezer, 5 ring induction hob with oven and extractor, window to rear aspect

### **Study/Playroom**

7' 09" x 7' 04" (2.36m x 2.24m) Carpeted, window to front aspect, inset spotlighting

### **Utility Room**

Vinyl flooring, range of base and wall cabinets, integrated washing machine, integrated dishwasher, inset steel sink with mixer tap over, window and door leading to rear garden, storage cupboard

### **Downstairs W/C**

Vinyl flooring, vanity unit with sink and low level flush w/c

### **Landing**

Carpeted, loft access, storage cupboard, inset spotlighting

### **Master Bedroom**

15' 04" x 11' 06" (4.67m x 3.51m) Carpeted, radiator, window to front aspect

### **En-Suite**

7' 06" x 8' 07" (2.29m x 2.62m) Vinyl flooring, rectangle shower cubicle with thermostatic shower over, built in vanity unit with sink and low level flush w/c

### **Bedroom Two**

12' 05" x 10' 00" (3.78m x 3.05m) Carpeted, radiator, window to rear aspect

### **Bedroom Three**

9' 05" x 8' 06" (2.87m x 2.59m) Carpeted, radiator, window to rear

### **Bedroom Four**

8' 09" x 7' 04" (2.67m x 2.24m) Carpeted, radiator, window to rear

### **Family Bathroom**

8' 01" x 7' 03" (2.46m x 2.21m) Vinyl flooring, panelled bath with shower over, built in vanity unit providing storage, built in sink and low level flush w/c, window to front

### **External**

Outside to the front of the house there is a lawned garden area and side access to the rear garden which is split level and is laid mainly to lawn with steps leading to the raised patio area which can be accessed via the kitchen and the utility making it an ideal area for entertaining. There is a gate to the rear of the house which leads to the private parking area where there is space for 3 cars.

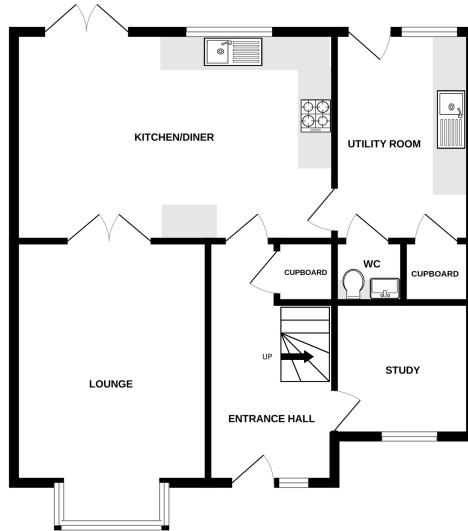
### **Council Tax - D**

### **EPC - D**

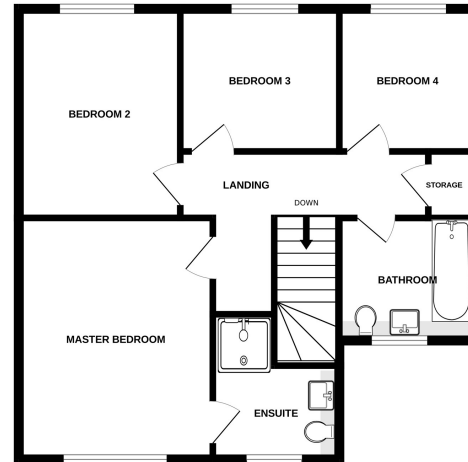




GROUND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (128.9 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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