



29 Glebe Estate, Tilney All Saints
Guide Price £179,950

BELTON DUFFEY



29 GLEBE ESTATE, TILNEY ALL SAINTS, NORFOLK, PE34 4SN

A well presented, 2 bedroom semi-detached bungalow, situated in a village location, with parking, gardens and paddock views. NO CHAIN.

DESCRIPTION

A well presented, 2 bedroom semi-detached bungalow, situated in a village location with parking, gardens and paddock views. NO CHAIN.

The property is installed with oil central heating and UPVC double glazing.

The accommodation briefly comprises: entrance hall, sitting room, fitted kitchen with cooker, integrated fridge freezer and a dishwasher, shower room with double size shower, conservatory and 2 bedrooms.

Outside, the property has parking and gardens with garden shed and greenhouse and paddock views.

NO CHAIN.

SITUATION

Glebe Estate comprises just 38 properties, a mixture of houses and bungalows. Tilney All Saints is a rural community situated just off the old A47 now bypassed. It has its own school, village hall, regular bus service to King's Lynn and golf course at The Eagles Club. The village is handily placed for access into Norfolk or the A17 Trunk Road linking South Lincolnshire towns to the north. Although a little further away, Norwich, Peterborough and Cambridge are also within motoring distance.

ENTRANCE HALL

4.94m x 0.96m (16' 2" x 3' 2") Ceramic tiled floor, radiator, double storage cupboard with shelving, heating controls, further storage cupboard with shelving.

SITTING ROOM

4.76m x 3.28m max narrowing to 2.73m (15' 7" x 10' 9") Feature fireplace.

KITCHEN

3.59m x 3.08m (11' 9" x 10' 1") 'L' shaped marble effect worktop with stainless sink unit, wood effect cupboards and drawers under. Flavel Milano E60 fan assisted oven with 4 ring ceramic hob and extractor over, further matching worktop with matching cupboards under, integrated fridge and freeze. Bosch washing mashing, ceramic tiled walls and floor, cupboard housing the electric trip switches, radiator, UPVC double doors into the conservatory.

CONSERVATORY

4.38m narrowing to 3.11m x 3.05m excluding recess (14' 4" x 10' 0") Brick base with UPVC double glazed windows, pitched poly carbonate roof. French doors giving views over rear garden and paddocks beyond, personnel door to driveway, radiator, ceramic tiled floor.



BEDROOM 1

3.61m x 2.98m (11' 10" x 9' 9") Radiator, fitted wardrobes.

BEDROOM 2

4.28m x 2.98m (14' 1" x 9' 9") Radiator, fitted wardrobes.

SHOWER ROOM

4.58m x 1.59m (15' 0" x 5' 3") Double size shower cubicle with red ring super extra electric shower, low level WC, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, radiator.

OUTSIDE

The property is approached via a concrete driveway leading onto a parking area which is shingled. The rear garden has an 'L' paved patio with shingled area and firebird enviromax external oil central heating boiler, part screened oil tank. Pathway leading to a Greenhouse and a further pathway flanked by lawns either side leading to a garden shed. The rear garden is enclosed by fenced boundaries and backs onto paddocks.

Please note: The current vendors are non-smokers and the property is currently pet free.

DIRECTIONS

From Kings Lynn take the A47 towards Wisbech. After approximately 2 miles take the second exit signposted Tilney All Saints (not entering the A47 dual carriageway). Proceed along into the village of Tilney All Saints, you will see a sign post Tilney come Islington 2 1/2 miles on the left hand side, turn right here into School Road and continue into Church Road. Take the second right into Glebe Estate the property will be seen a on the right hand side.

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band A.

Oil fired central heating.

EPC - D.

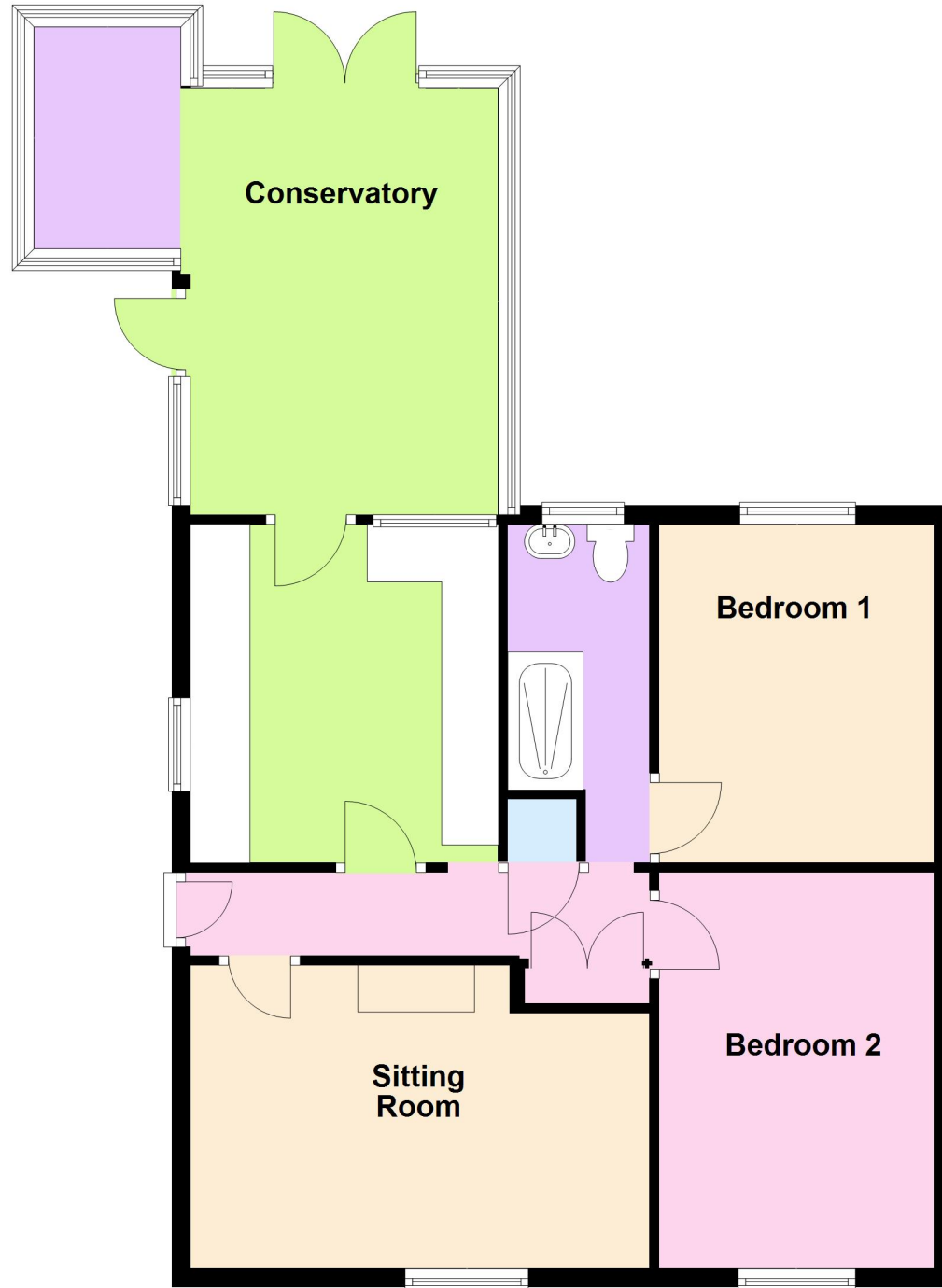
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.

Ground Floor







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