



1 Punsfer Way, Tilney St Lawrence
Guide Price £139,950

BELTON DUFFEY



1 PUNSFER WAY, TILNEY ST LAWRENCE, NORFOLK, PE34 4RJ

A 2 bedroom terrace house situated in a cul-de-sac location with good size kitchen/dining room and first floor sitting room.

DESCRIPTION

A 2 bedroom terrace house situated in a cul-de-sac location with good size kitchen/dining room and first floor sitting room. The accommodation comprises of kitchen/dining room with staircase to first floor landing, sitting room, 2 bedrooms and a wet room.

The property benefits from double glazing, electric heating and parking.

SITUATION

Tilney St Lawrence is on the main bus route for King's Lynn and Wisbech with the bus stop being nearby, there is also an XL bus to Great Yarmouth with the bus stop being about a 5 minute walk. Tilney St Lawrence has a village school, shop, public house, village hall, post office and playing field. Approximately 2.5 miles in the adjoining village, Tilney All Saints, there is Eagles Golf Centre which also has a bar and grill on site. There is a Doctors surgery, chemist, school, shop, public house, restaurant and village clubs in the adjoining village of Terrington St John

KITCHEN/DINING ROOM

6.73m max x 4.33m average, narrowing to 1.95m into dining area (22' 1" max x 14' 2" average into dining area) Worktop with sink unit having chrome mixer tap, cupboards under, space and plumbing for automatic washing machine, further worktop with 4 ring hob with fan assisted oven under, cupboards and drawers under, wall cupboards, extractor, UPVC double glazed double doors to outside, (disabled access), twin aspect windows, night storage heater, under stairs storage cupboard with electric trip switches.

LANDING

1.85m x 1.66m (6' 1" x 5' 5") L-shaped with airing cupboard with Megaflo hot water cylinder, immersion with slatted shelving over, Dimplex night storage heater.

BEDROOM 1

3.08m x 2.78m (10' 1" x 9' 1") Dimplex panel heater.

BEDROOM 2

3.08m x 1.71m (10' 1" x 5' 7") Dimplex panel heater, field views.

SITTING ROOM

5.68m max x 4.54m max, narrowing 1.91m (18' 8" max x 14' 11" max, narrowing to 6' 3") Night storage heater, field views.

WET ROOM

2.07m x 1.68m (6' 9" x 5' 6") Non-slip floor, Triton Enrich electric shower, wash hand basin, tiled wall areas, low level WC, electric wall heater, extractor.

OUTSIDE

There is a sloping concrete pathway leading to front entrance door with shingled area to the side. The parking is accessed through an arch. No garden.

DIRECTIONS

Proceed out of King's Lynn on the A47 taking the right hand turn, signposted Terrington St John. At the T-junction take the left hand turning into Terrington St John, passing the Woolpack public house and take the second right hand turning in St Johns Road. At the cross roads turn right into School Road and next right into Aylmer Drive, first left into Punsfer Way and the property is on the left 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.

EPC D.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.

Ground Floor

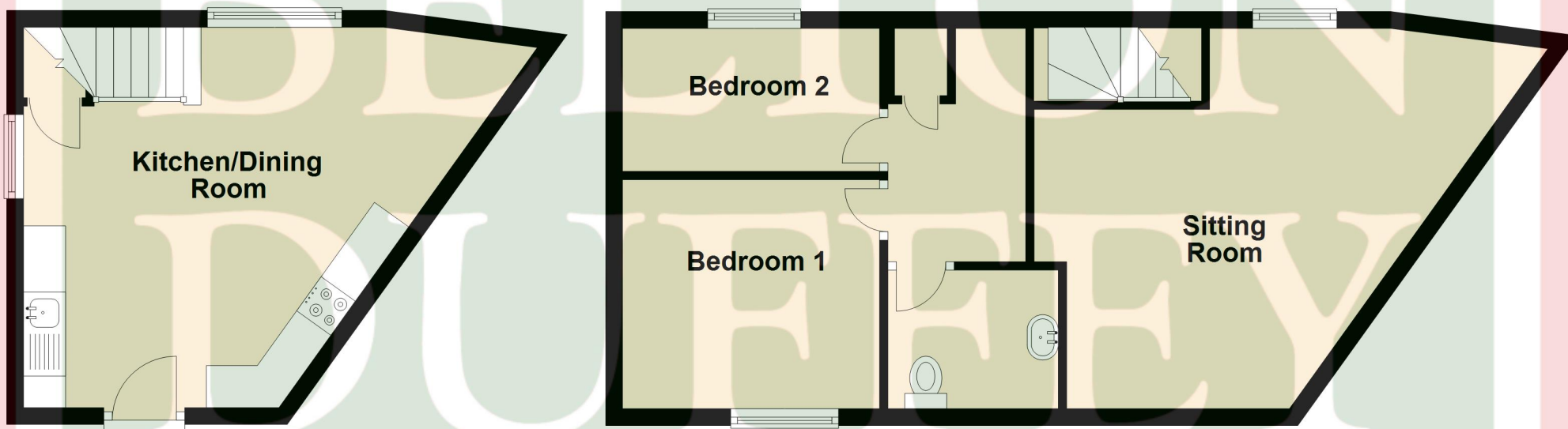
First Floor

**Kitchen/Dining
Room**

Bedroom 2

Bedroom 1

**Sitting
Room**







BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

