



**63 St Johns Road, Tilney St Lawrence**  
**Guide Price £275,000**

**BELTON DUFFEY**



# 63 ST JOHNS ROAD, TILNEY ST LAWRENCE, NORFOLK, PE34 4QJ

An extended, deceptively spacious 3 double bedroom detached bungalow situated in a non-estate location with garden room, good size gardens and parking.

## DESCRIPTION

An extended, deceptively spacious 3 double bedroom detached bungalow situated in a non-estate location with garden room, good size gardens and parking.

The property is installed with oil fired radiator central heating, double glazing and the accommodation briefly comprises spacious entrance hall, kitchen/breakfast room, sitting room, utility room, cloakroom, 2 double bedrooms, bedroom 3/garden room and wet room.

Outside the property has car parking, good size gardens and potential to extend (subject to planning permission).

The agents recommend an early inspection of this deceptive property.

## SITUATION

The property is on a main bus route for King's Lynn and Wisbech with the bus stop being a minutes walk away, 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.

## STORM PORCH

Light, UPVC double glazed door leading into the spacious entrance hall.

## SPACIOUS ENTRANCE HALL

7.89m x 1.35m (25' 11" x 4' 5") Radiator, thermostat, loft access, smoke alarm, walk-in airing cupboard with insulated cylinder, immersion and slatted shelving.

INNER HALL AREA leading to wet room and walk-in shelved storage cupboard with locker over.

## SITTING ROOM

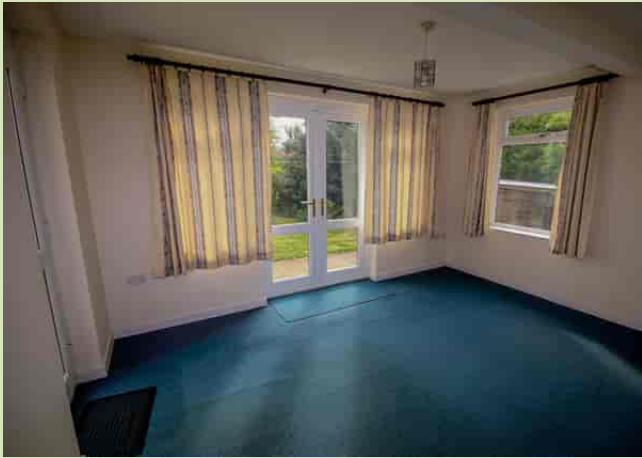
4.55m x 4.20m (14' 11" x 13' 9") Twin aspect windows, feature tiled fireplace, radiator.

## KITCHEN/BREAKFAST ROOM

4.05m x 3.63m (13' 3" x 11' 11") Marble effect worktop to 3 sides with 1.5 bowl stainless steel sink unit with chrome mixer tap, 4 ring electric hob, pine fronted cupboards and drawers under, matching wall cupboards, Indesit double oven, triple aspect windows, radiator, worktop with space for larder fridge under, adjoining cupboard and drawer, ceramic tiled floor, radiator.

## WALK-IN PANTRY

2.37m x 1.08m (7' 9" x 3' 7") Extensively shelved.



## **UTILITY ROOM**

3.67m x 2.64m (12' 0" x 8' 8") Incorporating cloakroom. Worktop with sink unit, space for washing machine under, ceramic tiled floor, further worktop with double cupboard under and adjoining coat cupboard, UPVC double glazed door to outside, mains smoke alarm, extractor.

## **CLOAKROOM**

Low level WC, ceramic tiled floor.

## **WET ROOM**

2.45m x 1.81m (8' 0" x 5' 11") Double size shower cubicle with mains shower, low level WC, wash hand basin with chrome mixer tap, double soft closure woodgrain effect cupboard under, matching wall cupboard with mirror, downlighter, radiator.

## **BEDROOM 1**

4.22m x 2.86m (13' 10" x 9' 5") 2 double wardrobes with hanging rails and lockers over, radiator.

## **BEDROOM 2**

3.62m x 3.33m (11' 11" x 10' 11") Radiator, window overlooking the rear garden.

## **BEDROOM 3/GARDEN ROOM**

4.27m x 3.31m (14' 0" x 10' 10") Previously used as a bedroom. Triple aspect windows, French doors to rear garden, personal door to rear garden, views over rear garden, radiator.

BOILER ROOM 1.16m x 0.86M housing the Thermacom oil central heating boiler.

## **OUTSIDE**

The property is approached over an extensively shingled driveway providing ample car parking.

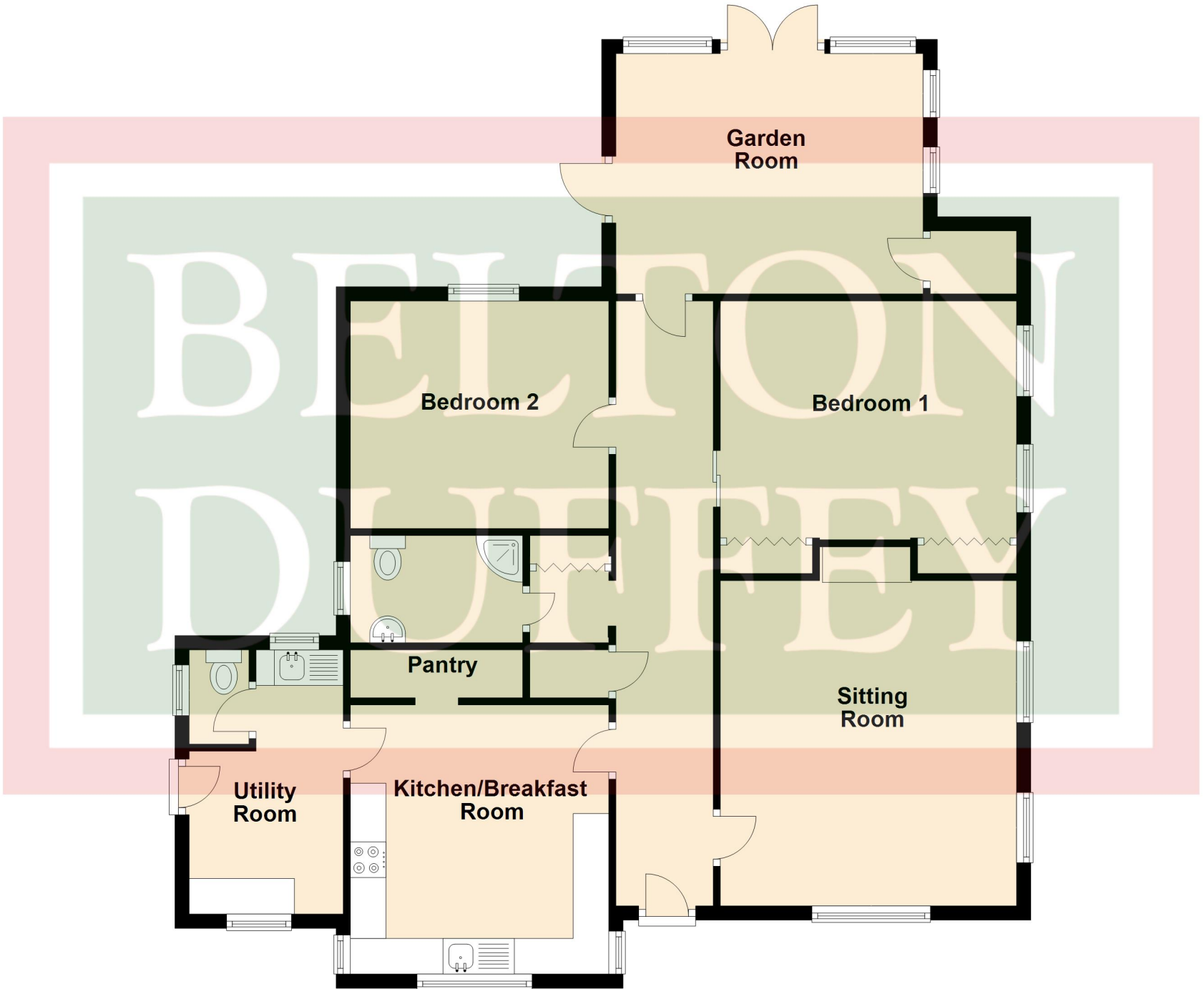
To the east side of the property is a shingled area with small garden shed leading to the former garage/concrete sectional garage. L-shaped paved patio leading to a further garden shed and dog kennel/wood store.

The rear garden is laid to lawn with established flowers, shrubs and trees and has a gated access leading to an area previously used as a vegetable 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. Proceed along and the property will be seen on the right hand side.

# Ground Floor



## **OTHER INFORMATION**

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

Oil fired central heating.

EPC - D.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.





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