



NEWSON & BUCK
ESTATE AGENTS

1 Orchard Close
Tilney St Lawrence
King's Lynn
Norfolk
PE34 4FH

£225,000

Newson & Buck are delighted to present this very well presented modern semi detached house, situated in the popular village of Tilney St Lawrence. In brief the property comprises of entrance hallway, cloakroom, living room, kitchen/diner, bathroom, two double bedrooms, Upvc double glazing, air source heat pump heating, low maintenance front and rear gardens and off road parking spaces.

- EPC RATING B
- COUNCIL TAX BAND B
- Modern Semi Detached House
- Two Double Bedrooms
- Village Location



Entrance Hallway

Accessed from a Upvc door to front, radiator, storage cupboard, stairs to first floor, access to kitchen/diner and living room.

Living Room

7' 9" x 17' 2" (2.36m x 5.23m) Fitted carpet, radiator and window to front.

Kitchen/Diner

15' 2" x 9' 9" (4.62m x 2.97m) Fitted with a range of wall mounted and base storage cupboards, electric hob, electric oven, stainless steel extractor hood, plumbing and space for washing machine, space for upright fridge freezer, stainless steel sink and drainer, ceiling lights, laminate flooring, window to rear, radiator, space for dining and window and door to rear garden.

Stairs & Landing

Fitted carpet, window to side, storage cupboard housing hot water cylinder.

Bathroom

6' 9" x 6' 4" (2.06m x 1.93m) A modern three piece suite comprising of bath with mixer shower tap, low level WC, pedestal wash hand basin, laminate flooring, tiled surrounds, radiator, obscured window to rear.

Master Bedroom

11' 4" x 10' 8" (3.45m x 3.25m) Fitted carpet, built in wardrobe, radiator and two windows to front.

Bedroom Two

7' 8" x 16' 3" (2.34m x 4.95m) Fitted carpet, radiator and window to rear.

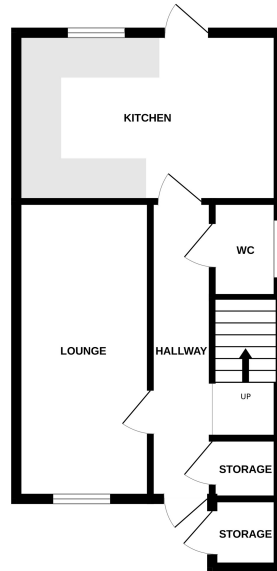
Outside

To the front of the property is a low maintenance shingled garden with pathway to front door and brick built storage cupboard.

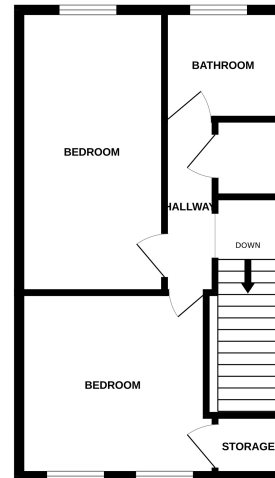
The rear garden is fully enclosed and is mainly shingled with a patio area and gate to parking area.



GROUND FLOOR



1ST FLOOR



While 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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