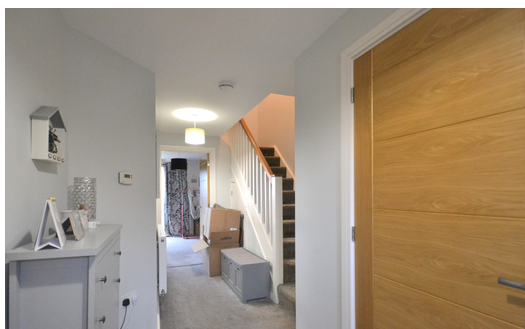




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14 Orchard Close, Tilney St Lawrence, King's Lynn, Norfolk PE34 4FH £265,000

Newson & Buck are proud to offer to the market this beautifully presented three bedroom semi-detached home, situated in the popular village of Tilney St Lawrence. With immaculate presentation combined with field views to the rear, viewing is essential for this particular property. The home comprises of an entrance hallway, downstairs w/c lounge, kitchen/diner. Upstairs the property provides three bedrooms with the master benefiting from an en-suite and a family bathroom. The property further benefits from off road parking for two vehicles, an enclosed rear garden, storage shed, the dwelling further benefits from air source heating and double glazing throughout.

The property completed build in 2020 and still has a number of years remaining on its warranty. Tilney St Lawrence is located just six miles from King's Lynn which has main line rail links to Cambridge and London.



01553 775151



Entrance Hall

16' 6" x 5' 8" (5.03m x 1.73m) UPVC front door, stairs for the first floor, understairs cupboard, doors leading to

Downstairs W/C

7' 1" x 3' 7" (2.16m x 1.09m) Window to front, radiator, wash basin, low level flush w/c

Kitchen/Dining Area

16' 06" x 9' 02" (5.03m x 2.79m) Range of base and wall cabinets, worktops, integrated dishwasher, electric hob and extractor above, Space for Fridge/Freezer, space for washing machine, sink and drainer with mixer tap, window to side and rear, laminate flooring.

Lounge

18' 08" x 11' 01" (5.69m x 3.38m) Carpeted, tv point, radiator, French doors leading to the rear garden.

Landing

Loft hatch, airing cupboard, doors leading to -

Master Bedroom

11' 01" x 10' 01" (3.38m x 3.07m) Carpeted, window to front, radiator, door leading to

En-Suite

6' 08" x 4' 04" (2.03m x 1.32m) Rectangle shower enclosure with tile surround, low level flush w/c, radiator, hand basin, window to side

Bedroom Two

10' 11" x 10' 00" (3.33m x 3.05m) Carpeted, window to rear, radiator, half panelled feature wall

Bedroom Three

9' 03" x 8' 01" (2.82m x 2.46m) Carpeted, window to front, radiator

Family Bathroom

8' 01" x 7' 06" (2.46m x 2.29m) Corner shower cubicle with tiled surround, panelled bath, low level flush w/c, hand basin, radiator

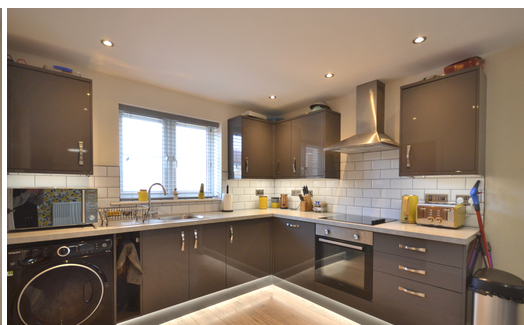
External

To the front - These is off road parking to the side of the property providing parking for two cars

To the rear - The garden is mainly laid to turf with patio area from the French doors, field views to the rear. There is also a storage shed with full electrics and electric roller door to the front and side door.

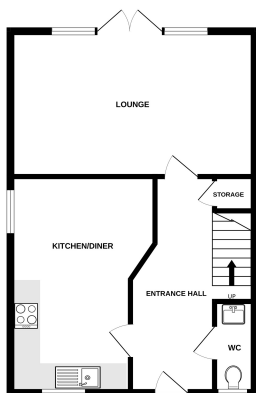
EPC - C

Council Tax - C



GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1020 sq.ft. (94.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of plots, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information 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 is given for their operation or efficiency. 10/2017