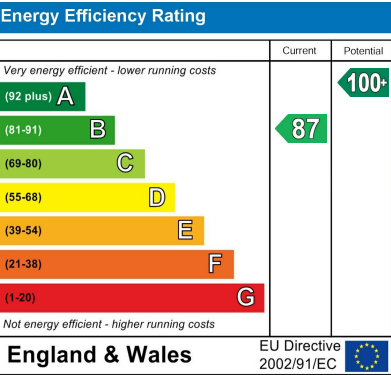


DIRECTIONS

SAT NAV: PE34 4RJ



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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18 Punsfer Way Tilney St. Lawrence King's Lynn PE34 4RJ

WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH  
SOLAR PANELS GARAGE AND DRIVEWAY

King's Lynn

£220,000 Freehold

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**ENTRANCE HALL**

Wood effect flooring, leading into lounge with door to cloakroom.

**CLOAKROOM**

Comprising of a W.C and hand wash basin, chrome electric towel radiator. Window to the front aspect.

**LOUNGE**

Fitted carpet, window to front aspect, low energy intelligent electric radiator, stairs to first floor.

**KITCHEN DINER**

Range of base wall and drawer units with work top over. Inset one and a half bowl sink with mixer tap over, space and plumbing for washing machine and dishwasher under work top, Integrated eye level oven, induction hob with extractor hood over. Splashback tiles, window to rear aspect. Vinyl flooring opening into the dining area.

**DINING AREA**

Open plan layout to the kitchen, space for dining table. French doors to rear garden. Vinyl flooring. Low energy intelligent electric radiator.

**LANDING**

Doors leading to all rooms.

**BEDROOM ONE**

Fitted carpet. window to front aspect, double wardrobe. Low energy intelligent electric radiator.

**BEDROOM TWO**

Fitted carpet, built in double wardrobe, airing cupboard, access to roof space. Low energy intelligent electric radiator.

**BEDROOM THREE**

Fitted carpet, window to front aspect. Low energy intelligent electric radiator.

**BATHROOM**

Three piece suite comprising of a walk in shower enclosure. W.C, pedestal hand wash basin, window to rear aspect, shaving socket, Splashback tiling.

**EXTERNAL**

To the front of the property there is a driveway, providing access to garage with up and over door. To the side of the property there is a further parking area, suitable for multiple vehicles. Pathway gives access to the entrance door, passage way gives access to rear garden which is enclosed with extensive patio, lawned garden and a raised decked area to the rear.

**GARAGE**

Up and over garage door. Lighting and power supply. Fitted wooden racks and workbench.

**IMPORTANT INFORMATION**

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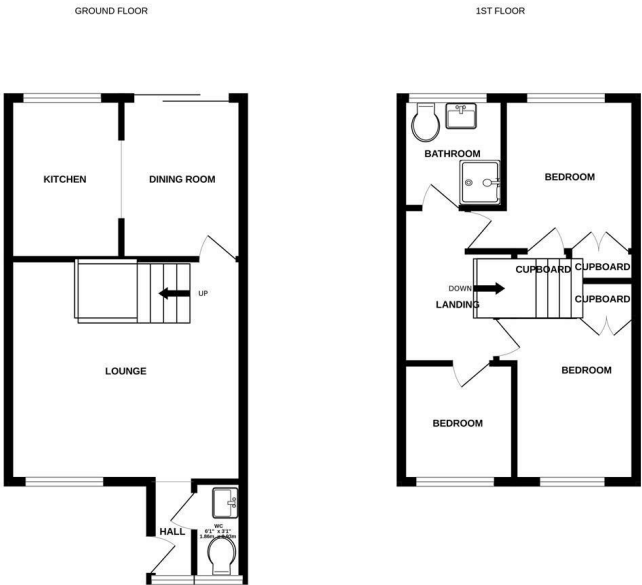
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Nestled in the charming village of Tilney St. Lawrence, Punsfer Way offers a delightful semi-detached house that is perfect for families or those seeking a peaceful retreat. This well-presented property boasts a bright and inviting lounge, providing a warm welcome as you enter. The heart of the home is undoubtedly the modern open-plan kitchen diner, which is designed for both functionality and socialising. With patio doors leading directly to the garden from the dining area, it creates an ideal space for entertaining friends and family during those lovely summer evenings. This property features three comfortable bedrooms, two of which come complete with built-in wardrobes, ensuring ample storage space. The modern shower room adds a touch of contemporary style, making daily routines a pleasure rather than a chore. Outside, the property benefits from parking for multiple vehicles, a convenient feature for busy households. The property has ample energy efficiency due to the sixteen solar panels with a smart battery system and feed-in tariff. The garden offers a private outdoor space, perfect for relaxation or play. Overall, this semi-detached house on Punsfer Way is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying modern living comforts. With its appealing features and excellent location, it is sure to attract interest from prospective buyers or renters alike.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, 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 the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency (see the guide). Made with Autocad 12/2020







