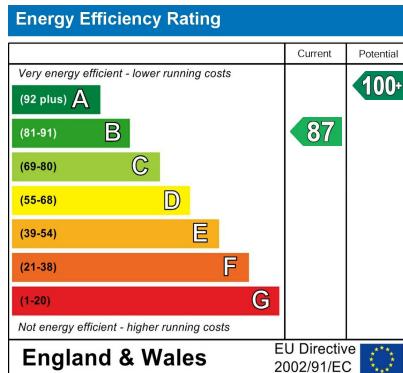


DIRECTIONS

SAT NAV: PE34 4RJ



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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

01553 69282
sales@brittons.net





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.

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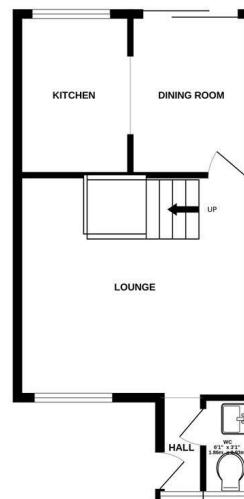
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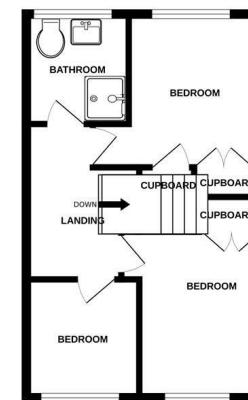
PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

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.

GROUND FLOOR



1ST FLOOR



Whilst 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 accepted for any errors or omissions. This plan is for illustrative purposes only and should be used as such. Any prospective purchaser must satisfy themselves as to the accuracy of any measurements or details shown on this plan. Made with Metricon ©2020



