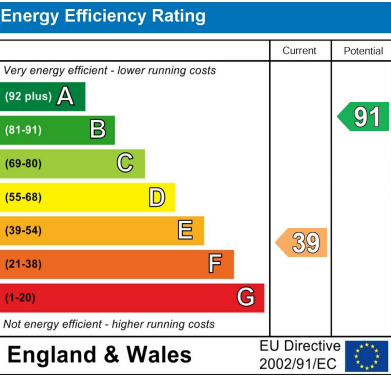


DIRECTIONS

SAT NAV: PE34 4QU



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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IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

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COSY TWO BEDROOM END OF TERRACE COTTAGE IN VILLAGE  
LOCATION

King's Lynn

£165,000 Freehold

01553 692828  
sales@brittons.net





|                                                                                                                                                                                                                                            |                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| <b>KITCHEN</b><br>Wood effect flooring with a range of base, wall and drawer units with worktop over. One and a half bowl sink, integrated hob and oven and space for dishwasher. Window to the side aspect and stairs to the first floor. | 13'6 x 9'0 (4.11m x 2.74m)   |
| <b>LOUNGE</b><br>Wood effect flooring, front door opening into the lounge. Fireplace with a burner inset. Window to the front aspect. Electric radiator.                                                                                   | 13'5 x 11'0 (4.09m x 3.35m ) |
| <b>UTILITY / REAR HALL</b><br>Tiled floor, plumbing for washing machine, electric heater, door to side aspect leading into rear garden. Door to shower room.                                                                               | 5'5 x 4'6 (1.65m x 1.37m )   |
| <b>SHOWER ROOM</b><br>Three piece suite comprising of a double walk-in enclosure with thermostatic mixer bar, hand wash basin inset a vanity unit, W.C and window to rear aspect with an electric heater.                                  | 6'9 x 5'4 (2.06m x 1.63m )   |
| <b>LANDING</b><br>Fitted carpet                                                                                                                                                                                                            |                              |
| <b>BEDROOM ONE</b><br>Fitted carpet, loft access, electric heater and window to front aspect.                                                                                                                                              | 13'5 x 12'1 (4.09m x 3.68m ) |
| <b>BEDROOM TWO</b><br>Fitted carpet, electric heater and window to rear aspect.                                                                                                                                                            | 10'2 x 9'0 (3.10m x 2.74m )  |

**REAR GARDEN**  
Enclosed with a patio area. lawn and borders with trees and shrubs. Shingle area to the rear with timber shed.

**FRONT GARDEN**  
Benefits a paved area. Access to the side via a wooden gate.

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Nestled in the quiet village of Tilney St. Lawrence, this end-terraced cottage on Victory Lane offers a perfect blend of comfort and potential. With two bedrooms and a well-appointed shower room, this homely abode is ideal for those seeking a tranquil lifestyle. The spacious reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. Large windows in the bedrooms flood the space with natural light, creating a bright and airy feel throughout the property. The cottage features a practical utility area, adding to its functionality and convenience. While the property would benefit from some maintenance, it presents an excellent opportunity for buyers to personalise and enhance their new home. The enclosed rear garden offers a private outdoor space, perfect for enjoying the fresh air or hosting summer gatherings. Located in a quiet village, residents will appreciate the close proximity to essential transport links, local shops, and the primary school, making it an ideal choice for families or those looking to downsize. This cosy cottage is a wonderful opportunity to embrace village life while still being within easy reach of the amenities of King's Lynn. Whether you are a first-time buyer or seeking a peaceful retreat, this property is sure to capture your heart.





