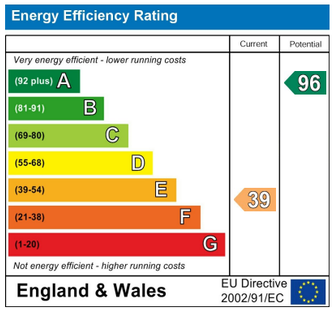
DIRECTIONS

From Kings Lynn take the main A47 route towards Wisbech and continue along for 2-3 miles and then branch off to the left signposted Terrington St John. Branch left, then at the T-junction turn left entering Terrington St John. Then left onto Main Road then turn right onto Church Road, where the property can be found on the left hand side easily identified by our For Sale board.



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

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

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

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.

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.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.

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4 Church Road Tilney St. Lawrence King's Lynn Norfolk PE34 4QQ

ONE BEDROOM COTTAGE

Tilney St. Lawrence **£110,000 Freehold**

01553 692828
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TILNEY ST LAWRENCE
Tilney St Lawrence is a charming Norfolk village offering a peaceful rural lifestyle while remaining well connected to nearby towns. The village enjoys a welcoming community atmosphere, surrounded by attractive countryside and open farmland, making it an ideal location for those seeking a quieter pace of life. Everyday amenities are easily accessible, with supermarkets, independent shops, healthcare facilities and leisure amenities available in nearby King's Lynn, just a short drive away. Families benefit from a selection of well-regarded primary and secondary schools in the surrounding area, while commuters have convenient access to regular bus services linking neighbouring villages and King's Lynn, where a mainline railway station provides direct services to Cambridge and London King's Cross. Residents can also enjoy a choice of traditional country pubs, cafés and restaurants nearby, along with scenic walking and cycling routes that showcase the beauty of the Norfolk countryside. Combining village charm with practical convenience, Tilney St Lawrence is an appealing location for families, professionals and those looking to enjoy a relaxed countryside setting without feeling isolated.

LOUNGE 10'11 x 8'5 (3.33m x 2.57m)
Fitted carpet. Log burner. Window to front aspect. Door to side.

KITCHEN 8'6 max x 6'7 (2.59m max x 2.01m)
Range of wall and base units with worktops over. Space for washing machine. Integrated fridge. Electric oven and hob. Laminate flooring. Window to side aspect.

BEDROOM 11'0 x 8'6 max (3.35m x 2.59m max)
Fitted carpet. Window to front aspect.

WET ROOM 8'7 x 6'7 (2.62m x 2.01m)
Non-slip flooring, wash hand basin and w.c. Window to rear aspect.

FRONT GARDEN
Paved area with wooden gate to side. Space for 1 vehicle to park (speak to agent for details).

REAR GARDEN
Enclosed, mainly laid to lawn with patio and timber shed. Cold water tap.

IMPORTANT INFORMATION
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

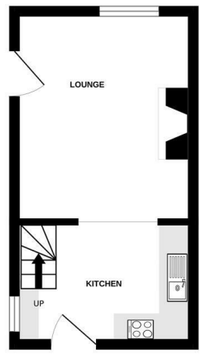
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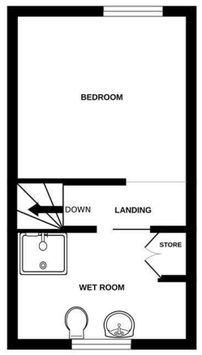
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Welcome to this charming one-bedroom end-terrace cottage located in the picturesque village of Tilney St. Lawrence. As you step inside, you are welcomed into a stylish and modern lounge, beautifully enhanced with contemporary wooden slatted wall paneling and a traditional wood burner, creating the perfect blend of character and comfort for those cosy evenings in. The fitted kitchen is ideal for preparing delicious meals, while the bedroom benefits from a modern wet room, finished to a high standard for both style and practicality. Outside, the property enjoys a well-maintained rear garden with a patio area, making it the perfect space for summer barbecues, outdoor dining, and entertaining family and friends. With night storage heating and wood burner ensuring year-round comfort, this delightful cottage is ideal whether you're searching for a peaceful countryside retreat or a charming first home. Situated on Church Road, this beautifully presented property is sure to capture your heart. Don't miss the opportunity to make it your own.

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 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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