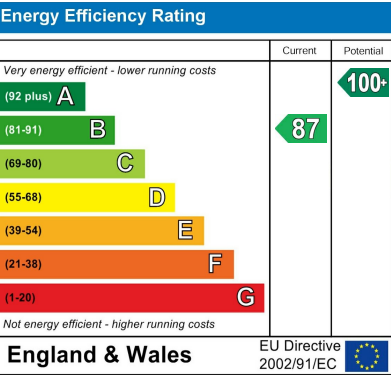


DIRECTIONS

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.

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.

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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.

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.

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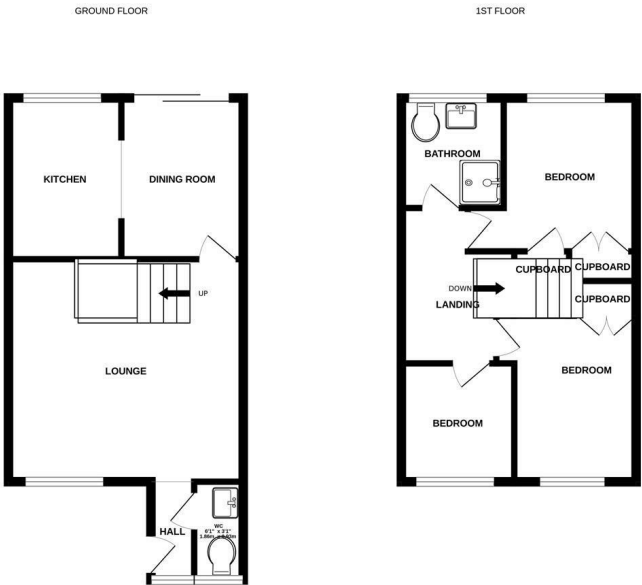
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee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

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.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, sections, areas 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 a guide only. 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 plans). Made with Autocad 12/2025



