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Offers in the region of £289,500 Freehold



125 High Road, Tilney Cum Islington, King's Lynn, Norfolk, PE34 3BH

Set in an idyllic semi-rural location, this 2-bedroom bungalow could the perfect compromise between being rural and isolated or in a bustling town. With farmland views to the front and rear, but the benefit of being part of small, friendly community just 7 miles from the town of King's Lynn, it really could be your dream hideaway.

Boasting a double-aspect living room with a multi-fuel burning stove, a contemporary kitchen with a separate utility room and walk-in pantry, as well as a garden room from which you can enjoy garden views no matter what the season: all conveniences are catered for. The king-size master bedroom and second double bedroom are served by a family shower room.

Prepare to be wowed by what the property offers externally! To the front of the property, a wide opening in the boundary picket fence provides access to the gravelled driveway which has off-road parking space for multiple vehicles. This could include a caravan/motorhome, with two hook-up points installed. Vehicular access gates can be opened to an additional area of hardstanding and further to the double garage and rear garden.

At the rear, an expanse of patio spans from the garden room, providing an ideal base for outdoor furniture from which you can enjoy views of the garden. The patio extends all the way to the open-fronted cabin, which with power, lighting and a heater, could be a wonderful entertaining area, or perhaps a covered area for a hot tub for those who prefer relaxation. The lawned area of the garden is bordered by established but cared-for beds of shrubs and bushes. To the side of the garage, raised beds constructed from railway sleepers are positioned on a concrete base, leading to a further area of patio with a wooden pergola, from which the wooden storage shed, aluminium-framed greenhouse and wooden-framed greenhouse can be accessed: a delight for gardening enthusiasts. Beyond the garden are farmland views over which you can enjoy spectacular sunsets views.

For further details and viewing arrangements in respect of the property, please contact our **LONG SUTTON** office of Geoffrey Collings &Co.

Entrance Hall
Coved and textured ceiling. Ceiling light. Hatch providing access to boarded loft space. uPVC double-glazed leaded privacy door to the front. Storage area with radiator. Additional radiator. Power-point. Tile flooring.

Living Room
14'11" x 10'5" (4.55m x 3.18m)
Coved and textured ceiling. Ceiling light. Double-aspect room with uPVC double-glazed windows to the front and the side. Multi-fuel burner set on tiled hearth with wooden mantle. Contemporary tall radiator. Power-points. BT point. Wood-effect laminate flooring.

Kitchen
11'9" x 9'10" (3.60m x 3.02m)
Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the side. Fitted range of wall and base units with a worktop over and a tiled splashback. Composite sink and drainer with a stainless steel mixer tap. 'Beko' hob with a stainless steel 'Cooke & Lewis' extractor over. Eye-level 'Indesit' oven and grill. Space for a tall fridge-freezer. Radiator. Power-points. Tile flooring.

Garden Room
11'7" x 8'7" (3.53m x 2.62m)
Textured ceiling. Double-aspect room with a uPVC double-glazed window to the rear and uPVC double-glazed french doors and windows to the side. 2 x wall lights. Radiator. Power-points. TV point. Linoleum flooring.

Utility Room
6'4" x 5'1" (1.94m x 1.55m)
Coved ceiling. Ceiling light. uPVC double-glazed privacy window to the rear. uPVC double-glazed privacy door to the side. Undercounter space and plumbing for a washing machine and space for a tumble dryer. Radiator. Power-points. Tile flooring.

Pantry
5'0" x 4'6" (1.54m x 1.38m)
Textured ceiling. Ceiling light. uPVC double-glazed privacy window to the side.

NB. The pantry previously served as a shower room with a shower and hand basin, and so this could possibly be reinstated by the next owner.

Bedroom 1
11'11" x 11'2" (3.64m x 3.41m)
Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Radiator. Power-points. Carpet flooring.

Bedroom 2
11'11" x 11'1" (3.64m x 3.40m)
Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed window to the rear. Radiator. Power-points. Linoleum flooring.

Shower Room
9'0" x 5'5" (2.75m x 1.67m)
Coved and textured ceiling. Ceiling light. uPVC double-glazed privacy window to the rear. 3-piece suite comprising a low-level WC, a vanity basin unit with storage drawers and a double shower cubicle with a 'Triton' electric shower. Tiled splashback. Heated towel rail.

Outside
To the front of the property, a wide opening in the boundary picket fence provides access to the gravelled driveway which has off-road parking space for multiple vehicles. A concrete path leads to the covered entrance to the front door, where there is the benefit of outside lights. To the right of the bungalow, a pedestrian gate provides access to an area where the oil tank is housed, with further pedestrian access to the rear garden. To the left of the bungalow, vehicular access gates can be opened to an additional area of hardstanding and further to the garage and rear garden. The front of the property benefits from two caravan/motorhome hook-up points.

To the rear of the property, an expanse of patio spans from the garden room, providing an ideal base for outdoor tables/chairs/loungers from which you can enjoy views of the garden. The patio extends all the way to the open-fronted cabin. The cabin (measuring approximately 5.44m x 2.95m) with its power, lighting and a heater, could be a wonderful entertaining area, or perhaps as a covered area for a hot tub for those who prefer relaxation. The lawned area of the garden is bordered by established but cared-for beds of shrubs and bushes. To the side of the garage, raised beds constructed from railway sleepers are positioned on a concrete base, leading to a further area of patio with a wooden pergola, from which the wooden storage shed, aluminium-framed greenhouse and wooden-framed greenhouse can be accessed: a delight for gardening enthusiasts. Beyond the garden are farmland views over which you can enjoy spectacular sunsets. The garden benefits from outside lighting and an outside tap.

Garage
22'0" x 16'7" (6.72m x 5.06m)
Double garage with a single up-and-over and a personnel door to the front. Single-glazed window to the side. Strip lights. Consumer unit and power-points.

Material Information
All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Local Area
The property is situated in a semi rural position within the Fenland village of Tilney Cum Islington approximately 7 miles from King's Lynn. King's Lynn is a market town which offers a wide range of facilities including a pedestrianised shopping centre with bars and restaurants, out of town retail parks, swimming pool, cinema and leisure facilities. There is a mainline rail link to Cambridge and London Kings Cross.

Council Tax
Council Tax Band B. For more information on Council Tax, please contact Borough Council of Kings Lynn and West Norfolk on 01553 616200.

Energy Performance Certificate
EPC Rating D. If you would like to view the full EPC, please enquire at our Long Sutton office.

Services
Mains electric, water and private drainage are all understood to be installed at this property.

Central heating type - Oil central heating. NB. The boiler, which is positioned outside on the patio area, was replaced in 2021.

Mobile Phone Signal
EE - Good outdoor
02 - Good outdoor
Three - Good outdoor
Vodafone - Good outdoor

Visit the Ofcom website for further information.

Broadband Coverage
Standard and Superfast broadband is available.

Visit the Ofcom website for further information.

Flood Risk
This postcode is deemed as a very low risk of surface water flooding and a medium risk of flooding from rivers and the sea.

For more information, visit the gov.uk website.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5.00pm. Saturday: 9.00am to 1.00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.



















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REFERRAL FEE DISCLOSURE

In compliance with the Consumer Protection from Unfair Trading Regulations 2008, Geoffrey Collings & Co must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector.

As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Geoffrey Collings & Co refer business to both internal departments and external companies, a full disclosure is set out below;

REFERRAL SERVICE PROVIDERS:

Conveyancing

We recommend sellers and/or potential buyers use the services of different solicitors. We receive referral commission per legal completion when a client instructs our recommended solicitors to handle the conveyancing process on their behalf. This is included within the solicitors quote prior to instruction and is not added to the solicitor's fees. There is added value in this service which we will tell you about on request. The same conveyancing cost (or more) would be charged should a client go directly to our recommended solicitors.

Should you decide to use the services of Hawkins Ryan Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of SJP Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of Ward Gethin Archer Solicitors (Heacham) you should know that we would expect to receive a referral fee of £100 including VAT per legal completion for recommending them to you.

Financial Services

We recommend sellers and/or potential buyers use the service of PAB Mortgages. We would expect to receive a referral fee of 20% of their commission from the lender, based on the amount of the mortgage offer.

Surveys

We recommend sellers and/or potential buyers use the services of a few local surveyors, including our own survey department. We have a referral scheme in place with Watsons Surveyors and would expect to receive a referral fee at 10% of their quoted survey charge.

Energy Performance Certificates

We recommend sellers use the services of our energy performance certificate provider who will invoice us directly for his service. Geoffrey Collings and Co will invoice our seller for the full amount with an additional administration fee of £33 including VAT.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission.