





Folly Cottages, High Street, Tittleshall, PE32 2PJ

william h brown

welcome to

Folly Cottages High Street, Tittleshall King's Lynn

Semi-detached cottage blends charm with modern comforts, offering a versatile entrance/dining room, a spacious lounge with wood burner, snug, kitchen, 2 double bedrooms, single bedroom & four-piece bathroom. Outside, enjoy a mature front garden, patio, potting shed & en-bloc garage with parking.













Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance/Reception Room
Versatile room with external door to front, internal door to rear lobby, arch to lounge, stairs to first floor, window to front, radiator and carpeted flooring - the vendor has advised us that under the current carpet there is parquet flooring.

Lounge
Window to front, original fireplace with tile heath and wood log burner installed in 2024, radiator and carpeted flooring - the vendor has advised us that under the current carpet there is parquet flooring.

Rear Lobby
External door to rear, window to rear, internal doors to versatile reception rooms, radiator and tiled flooring.

Snug/Reception Room
Versatile room with doors to rear lobby and lounge, arch to kitchen, window to rear radiator and tiled flooring.

Kitchen
Arch to snug, internal door to utility, window to side, wall and base units with work surfaces, integrated cooker and hob with cooker hood over, sink & drainer, part tiled walls and tiled flooring.

Utility
Two windows to side, base units with work surfaces, space for appliances and tiled flooring.

Landing
Stairs leading to first floor with doors to bedrooms and bathroom, window to rear and carpeted flooring.

Bedroom One
Window to front, variety of fitted wardrobes, radiator and carpeted flooring.

Bedroom Two
Window to front, double fitted wardrobe, radiator and carpeted flooring.

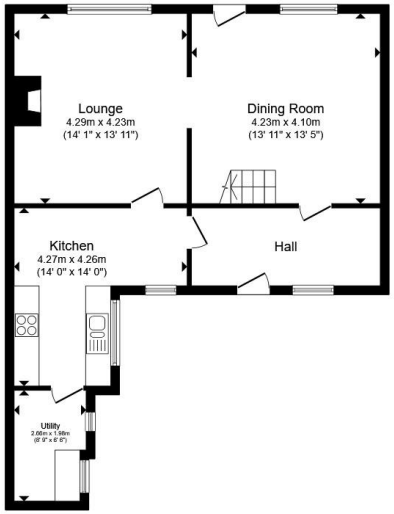
Bedroom Three
Window to front, radiator and carpeted flooring.

Bathroom
Frosted window to rear, fully tiled walls, four piece suit comprising of bath unit, separate shower cubicle, low level WC and hand wash basin, heated towel rail and laminate flooring.

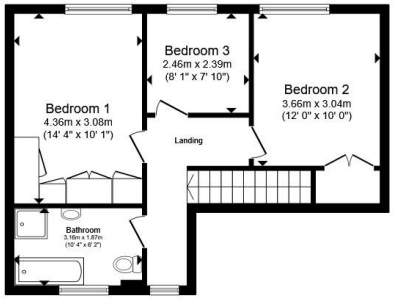
Front Garden
Fence & brick enclosed with mature shrubbery, plantings and flora, path leading to front door and open space for storage.

Rear Garden
Brick enclosed, two level patio rear garden steps, dwarf wall and flower beds. access to potting shed with skylight and power. Side access gate.

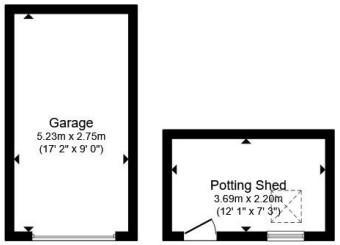
Parking
Off road parking available with single en-bloc garage with up and over door.



Ground Floor



First Floor



Outbuilding

Total floor area 130.1 m² (1,400 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Folly Cottages High Street, Tittleshall
King's Lynn

- Charming Cottage With Character Features
- Spacious & Versatile Accommodation
- Kitchen & Utility
- Double Bedrooms With Wardrobes & Smaller Versatile Bedroom
- Garage & Off Road Parking

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in excess of

£290,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108772

The Property Ombudsman

Property Ref:
FKM108772 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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