



THE STORY OF

Heron Bank

Tilney cum Islington, Norfolk

SOWERBYS



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Heron Bank

135 High Road, Tilney cum Islington,
King's Lynn, PE34 3BH



Detached, Three Bedroom Bungalow

Peaceful Location with Tremendous,
Far-Reaching Field Views

Open-Plan Sitting/Dining Room

Kitchen/Breakfast Room with Adjoining Garden Room

Garage and Carport

Enclosed, Landscaped Rear Garden



Heron Bank will be a true haven for those that love observing wildlife. The uninterrupted vistas of the surrounding open fields makes this a truly spectacular location.

Having relocated from the Broads, the current owners did not believe they could find another area as picturesque as they'd experienced before, until they discovered Heron Bank.

The kitchen/breakfast room is an excellent place for an avid cook, with ample work-surfaces and plentiful storage. Both the garden room and the sitting/dining room are the perfect spots to relax and unwind.

To the rear of the home you'll find the family bathroom and three bedrooms, all of which enjoy outstanding views over the fields, just like the front reception room.

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com

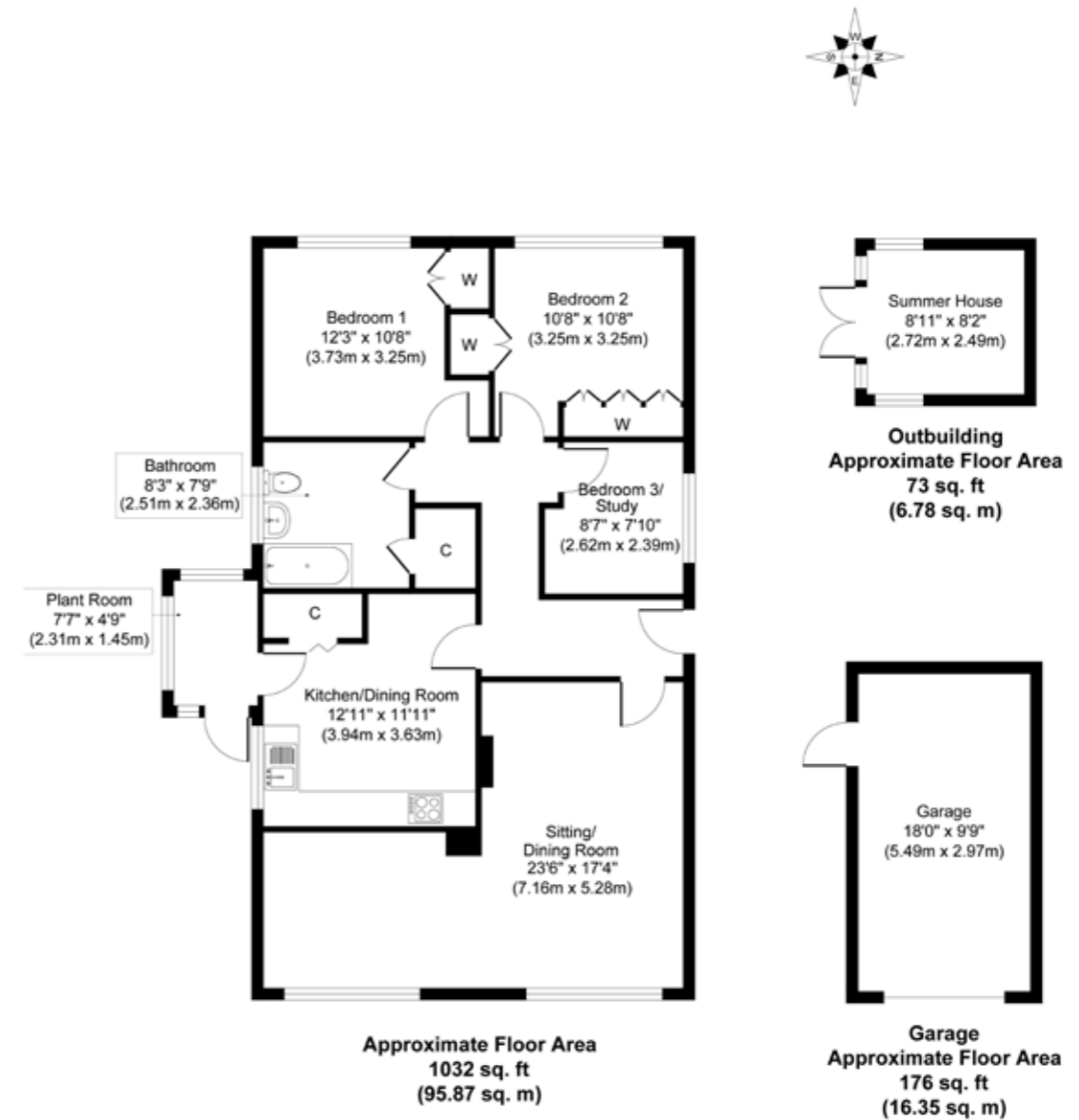
The outside space has been a sanctuary for our sellers. A gravel driveway leads to the garage and carport at the front, while the grassed front garden and flower beds soften the appearance.



The rear garden is a sight to behold, with lawns covering most of the area, alongside mature trees, and additional shrubs and flower beds, as well as a summer house, which allows you to make the most of the outside space all year round.



Heron Bank offers single storey living within a peaceful and tranquil location, where you can relish in the breath-taking views.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

Tilney cum Islington

IN NORFOLK
IS THE PLACE TO CALL HOME



A quiet, rural village, surrounded by far-reaching fields, Tilney cum Islington is nestled between

the popular market towns of King's Lynn and Wisbech. A regular bus service operates within the village, enabling easy access to both towns, alongside the surrounding villages.

The neighbouring village of Tilney St Lawrence is less than three miles away and offers various amenities such as a shop, primary school, post office, village hall, hairdresser, and of course – the local public house.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number

of fish merchants that lived there, With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



Note from the Vendor



Bedroom views of the garden and fields.

“We get to enjoy watching the sun rise to the front, and then set to the rear. The views are superb.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Private drainage via septic tank. Heating via oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 1337-1724-4200-0874-5296

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///sunshine.crusaders.presuming

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