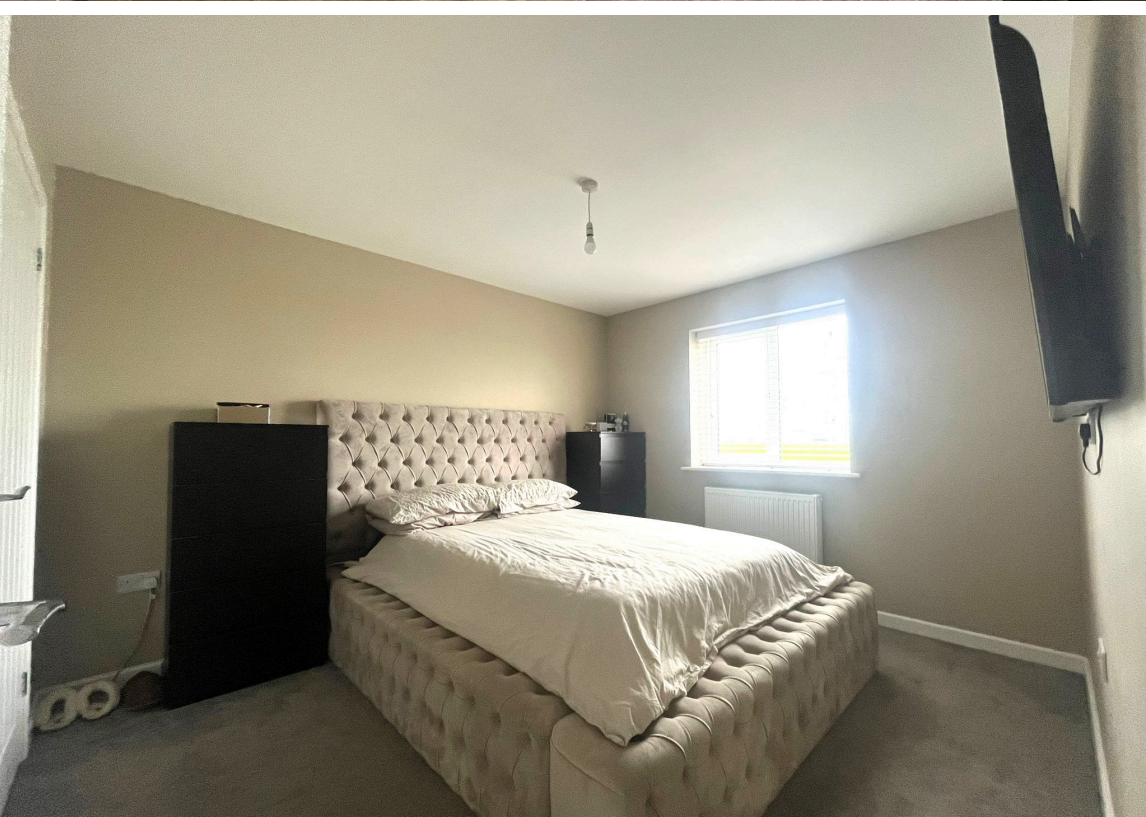




High Road

Tilney Cum Islington PE34 3BL

**BROWN & CO**



## High Road, Tilney Cum Islington PE34 3BL

Three Bedroom Semi Detached House

En-Suite to Main Bedroom

Open Plan Kitchen & Dining Area

Sitting Room at the Rear with Folding Doors Opening onto the Rear Garden

Rear Garden with Uninterrupted Field Views

House was Completed in 2022

Off Road Parking

Mainline Station Approx 4 miles (Ely, Cambridge & London)



### INTRODUCTION

Brown & Co offers a nearly new, 2022, three bedroom, semi detached family home in a quiet location in the village of Tilney Cum Islington, just 6 miles north from King's Lynn and around 4 miles to Watlington mainline station to Ely, Cambridge and London.

### THE PROPERTY

The house offers a superb modern layout, with open plan living space, including large folding doors with far reaching views to the rear.

The layout offers contemporary design as you enter with a reception hallway along with an open plan kitchen/dining room.

At the rear of the house is a light and airy sitting room with beautiful views to the rears over fields via folding doors. Upstairs, there are three bedrooms including a master bedroom with en-suite shower room.

Outside, the property has off street parking at the front and a good sized rear garden with patio area at the rear to enjoy the far-reaching views.

### SERVICES

Heating: air source, underfloor heating to ground floor and radiators to upstairs.

Drainage: private treatment plant.

Electric: mains electric.

Water: mains water.

EPC: C.

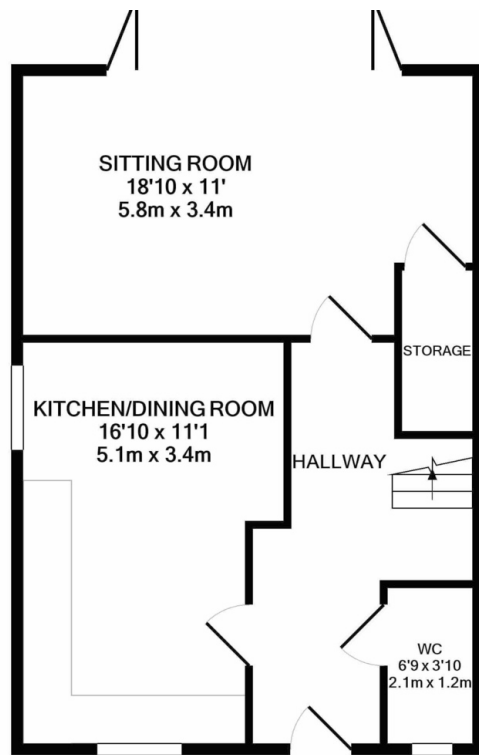
Council Tax Band B.

### VIEWING PROCEDURE

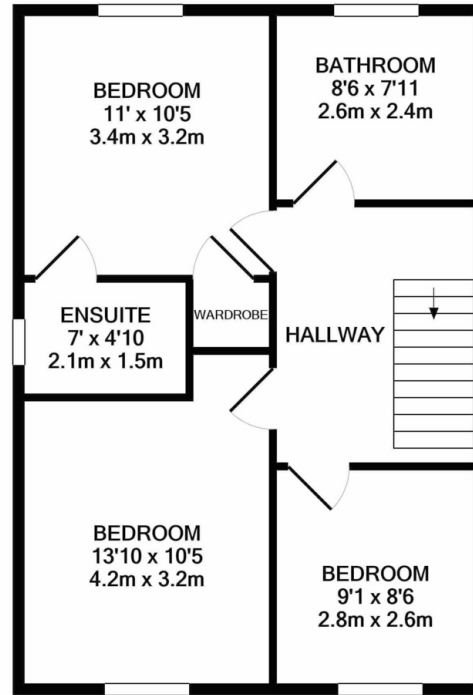
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / [kingslynn@brown-co.com](mailto:kingslynn@brown-co.com)

### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



GROUND FLOOR  
APPROX. FLOOR  
AREA 524 SQ.FT.  
(48.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 524 SQ.FT.  
(48.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1048 SQ.FT. (97.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements



### IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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