

**45 St. Johns Road, Tilney St. Lawrence PE34 4QJ**

£269,995

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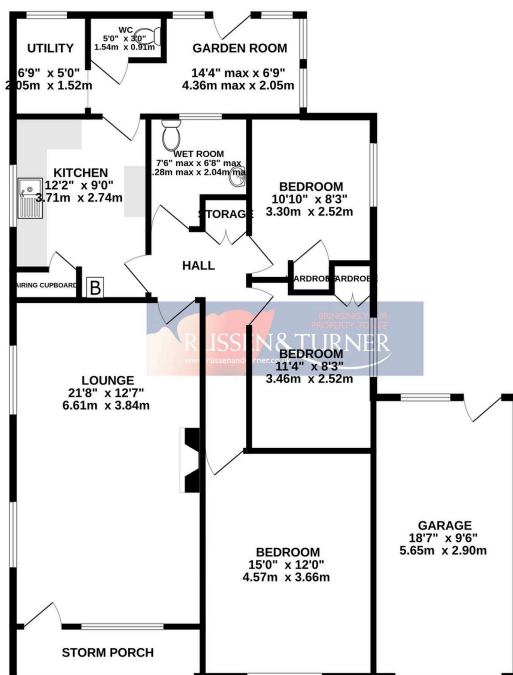
**Tucked away in the friendly village of Tilney St Lawrence, this detached bungalow offers a rare chance to enjoy peaceful village living with countryside views on your doorstep.** The property sits on a generous, well-tended plot and enjoys a wonderful south-facing outlook across open fields, perfect for relaxing outdoors or watching the seasons change. Inside, the layout is spacious and practical, providing plenty of potential for modernisation or extension (subject to permissions). With its light-filled living areas, versatile garden room, and welcoming feel throughout, this is a home that's ready to be refreshed and enjoyed for years to come. Conveniently placed for nearby amenities and just a short drive to King's Lynn, it's an ideal choice for those seeking a quiet yet well-connected village setting in the Norfolk countryside.



## Key Features

- Detached bungalow
- No Chain
- South facing garden
- Great potential
- Wet-room
- 3 Bedrooms
- Garage
- Field views
- 21ft8 Lounge
- First time to the market

GROUND FLOOR  
1191 sq.ft. (110.6 sq.m.) approx.



TOTAL FLOOR AREA: 1191 sq.ft. (110.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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