



Southfields, 24 Brow Of The Hill, Leziate, King's Lynn, PE32 1EN

£285,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

There's something quite special about a home that offers not just somewhere to live... but somewhere to create.

Tucked away in the ever-popular Norfolk village of Leziate, surrounded by peaceful woodland and open fields, this detached bungalow is the kind of property that quietly invites you to imagine what could be. Whether you're looking to move straight in and take your time, or keen to roll your sleeves up and add value, this is a home that will reward vision and personal touch in equal measure.

Inside, the space is refreshingly balanced and versatile. All three bedrooms are generous doubles, each around 12ft x 12ft, offering flexibility whether for family, guests or even a home office. The lounge, also a great size, can adapt to your lifestyle, cosy evenings, entertaining friends, or even reconfiguring the layout if you wish. A kitchen/breakfast room provides a natural hub of the home, complemented by a useful utility space and a bathroom that, like parts of the property, offers scope for updating over time.

Step outside and the potential continues. The front offers ample parking, framed by mature hedging for a sense of privacy, while the driveway extends along the side and around to the rear, ideal for those with multiple vehicles, hobbies or simply a need for space. Here you'll find a substantial 20ft x 18ft timber garage/workshop with power, light and a solid concrete base... perfect for projects, storage or even future ideas.

The gardens themselves are a real highlight, established, leafy and full of character, with an array of shrubs and trees that give the plot a wonderfully settled feel. It's the kind of outside space that evolves beautifully with time, just like the house itself.

With oil central heating and double glazing already in place, you have a comfortable starting point. But what truly sets this home apart is the opportunity it presents, the chance to shape, improve and grow into something that's uniquely yours.

A home you can move into... and then make your own, one room at a time.

Tenure: Freehold

Property Type: Detached House

- Detached bungalow
- 0.25 Acre plot
- 3 Double bedrooms
- Desirable location
- Surrounded by woodland & fields
- Double garage
- Ample parking
- Chance to create something special
- Oil heating
- Mature plot

Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

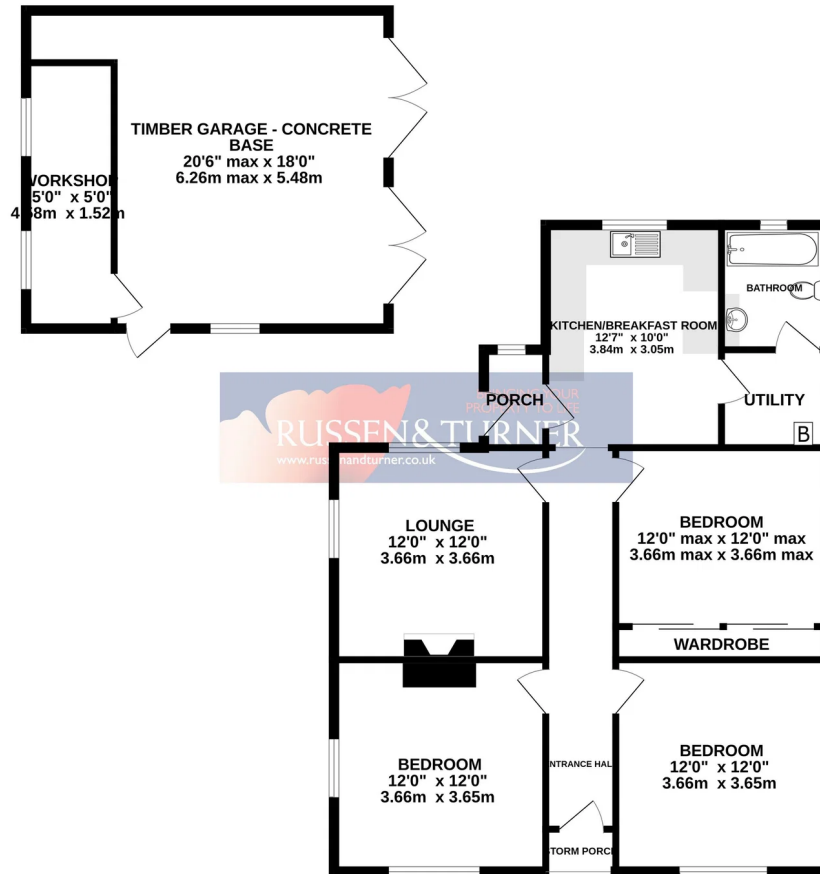


South facing quarter acre plot



Handy 20ft x 18ft workshop

GROUND FLOOR
1250 sq.ft. (116.1 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.1 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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