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**79 High Road, Tilney Cum Islington**  
King's Lynn PE34 3BL

**£199,995**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

Tucked away in the rural West Norfolk village of Tilney Cum Islington, backing onto a gentle waterway and open fields beyond, this three-bedroom semi-detached home offers an exciting lifestyle opportunity for those with vision.

This is a home that may benefit from updating, but with that comes genuine potential, a blank canvas where you can shape every detail to suit your own style and way of living. Offered to the market with no onward chain, it's the perfect prospect for first-time buyers, renovators or anyone looking to put their own stamp on a property in a peaceful countryside setting.

Step through the porch and into the home, where light-filled rooms provide a solid starting point for re-imagining the space. The living room, complete with a wood-burning stove, hints at cosy evenings ahead once refreshed, a welcoming retreat after days spent enjoying village life and the surrounding countryside.

The kitchen/dining room is ready to be transformed into the social heart of the home. Picture redesigning this space into the kitchen you've always wanted, opening it up for family meals, entertaining friends or simply enjoying slow mornings with views beyond.

A modern wet room, practical storage and a large conservatory complete the ground floor. The conservatory offers flexibility and, subject to planning permission, presents an opportunity to extend the main accommodation and create even more living space.

Upstairs, all three bedrooms are doubles, with two enjoying open views across the Norfolk countryside, a daily reminder of the home's idyllic setting.

Outside, the potential continues. The rear garden is currently laid to hardstanding with an outbuilding/workshop and ample storage, but offers scope to be re-imagined into a vibrant garden, outdoor entertaining area or peaceful retreat by the water. To the front, there is generous off-road parking.

For those prepared to roll up their sleeves, this is a rare chance to create a home that truly reflects you, in a location that delivers space, views and a slower pace of life.

## 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.

**Tenure:** Freehold

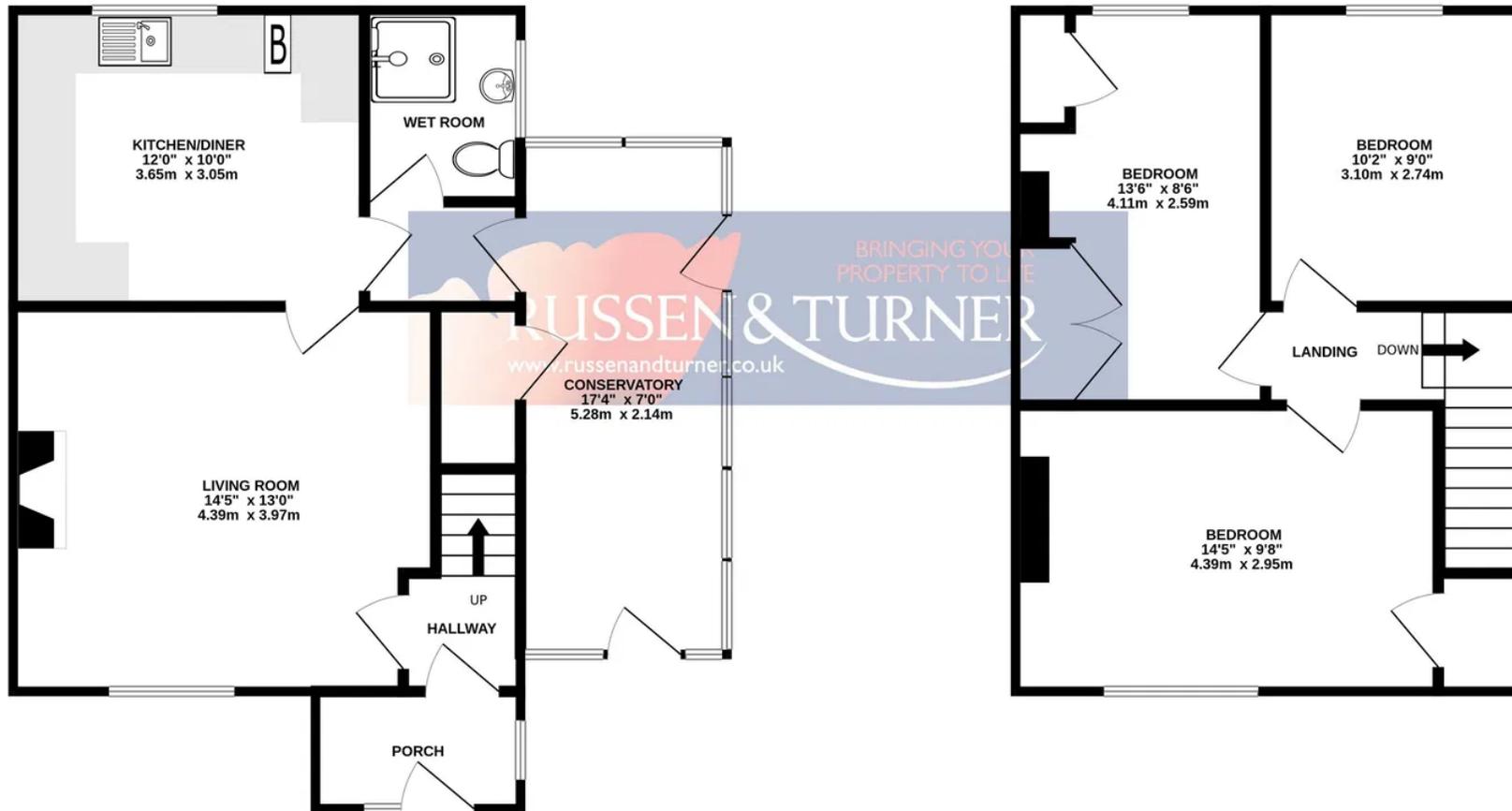
**Property Type:** Semi Detached House

- Semi-Detached House
- Three Bedrooms
- Rural Setting - Backing on to Open Fields
- Low Maintenance Garden
- Potential to Extend and Improve (STPP)
- Oil Fired Central Heating
- Off-road Parking
- 17ft Conservatory
- Modern Wet Room
- Living Room with Woodburner



GROUND FLOOR  
541 sq.ft. (50.2 sq.m.) approx.

1ST FLOOR  
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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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