

123 High Road, Tilney Cum Islington, King's Lynn, Norfolk, PE34 3BH

£260,000

- Detached Bunglaow
- Three Bedrooms
- Dining Room & Living Room
- Generous Garden With Field Views To Front & Rear
- Non-standard Construction
- Shower Room With Separate W.C.
- Oil Central Heating
- Garage & Parking
- Modern kitchen with sleek design
- Located in peaceful countryside

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Entrance Hall
26' 7" x 2' 9" (8.10m x 0.84m) Loft Access. Storage cupboard. Airing cupboard. Radiator.

Rear Porch
6' 1" x 2' 8" (1.85m x 0.81m) UPVC & double glazed construction Door to garden. Radiator

Bedroom 1
10' 2" x 11' 8" (3.10m x 3.56m) UPVC double glazed bay window to front. Radiator. Fitted cupboard.

Dining Room
10' 3" x 14' 2" (3.12m x 4.32m) UPVC double glazed windows to side and rear. Door to rear porch. Radiator.

Shower Room
7' 5" x 5' 1" (2.26m x 1.55m) Shower cubicle. Wash hand basin within vanity. Heated towel rail. Spot lights

Bedroom 2
10' 9" x 13' 3" (3.28m x 4.04m) UPVC double glazed window to rear. Radiator.

Garage
21' 10" x 12' 3" (6.65m x 3.73m) Up & Over garage door. Power and light. Window. Door to garden.

Rear Garden
Field views. Patio area. Lawn & mature shrubs. Storage shed and summer house.

Kitchen
9' 11" x 9' 4" (3.02m x 2.84m) UPVC double glazed window to side. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap and under plinth heating. integrated fridge freezer. Integrated dishwasher. Electric oven and hob. Opening to dining room

Bedroom 3
10' 1" x 11' 8" (3.07m x 3.56m) UPVC double glazed window to side. Radiator. Fitted cupboards.

Front Garden
Gravel frontage offering parking. Gates leading to rear garden & garage. Field views.

Part Glazed Door To:

Living Room
10' 2" x 15' 1" (3.10m x 4.60m) Bay fronted window to front. Feature fireplace. Opening to kitchen.

Cloakroom
4' 8" x 2' 11" (1.42m x 0.89m) UPVC double glazed window. W.C. & Wash hand basin within vanity unit. Radiator.

Agents Note
The property is of Non Standard Construction. Please call the agent for any further details.

Situated in the peaceful village of Tilney Cum Islington, this charming detached bungalow presents a fantastic opportunity for those seeking a spacious and versatile home in a tranquil rural setting. Boasting three bedrooms, two reception rooms, and a generously sized garden with stunning field views both to the front and rear, this property combines comfortable living with picturesque surroundings. Upon entering, you are welcomed into a bright and inviting living room that offers space to relax and entertain. In addition there is a separate dining room, perfect for family meals or hosting guests. The well-detailed interior accommodates three good-sized bedrooms, each providing flexible use whether for a family, home office, or guest accommodation. The property also includes a shower room and a separate W.C., ensuring convenience for both residents and visitors alike. Despite its non-standard construction, the bungalow has been well maintained and presents a great opportunity for buyers. Externally, the bungalow benefits from a detached garage and off-road parking, meeting the practical needs of modern living. The generous garden space surrounding the property is a true highlight, providing a private outdoor haven where one can enjoy the tranquility of the countryside. The field views from both the front and rear enhance the sense of openness and make this location particularly appealing for nature lovers and those looking to escape the hustle and bustle of city life.

In the charming village of Tilney Cum Islington, this delightful three-bedroom detached bungalow offers a serene lifestyle with picturesque field views both at the front and rear. The property features two spacious reception rooms, providing ample space for relaxation and entertaining. The separate living and dining areas create a warm and inviting atmosphere, perfect for family gatherings or quiet evenings at home.

The modern kitchen is well-equipped, making it a joy for any home cook to prepare meals. With three comfortable bedrooms, this bungalow is ideal for families or those seeking extra space for guests or a home office. The bathroom is conveniently located, ensuring ease of access for all residents.

Parking is a breeze with space available for up to three vehicles, making it practical for families or those with multiple cars. Although the property is of non-standard construction, it presents a unique opportunity for buyers looking for a home with character in a peaceful setting.

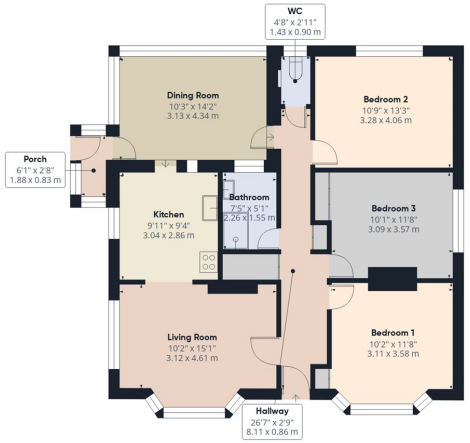
This bungalow is not just a house; it is a place where memories can be made, surrounded by the beauty of the countryside. With its combination of comfort, space, and stunning views, this property is a must-see for anyone looking to settle in a tranquil yet accessible location.



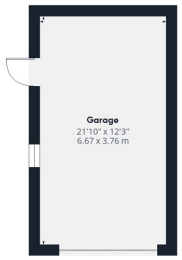








Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

1265 ft²

117.6 m²

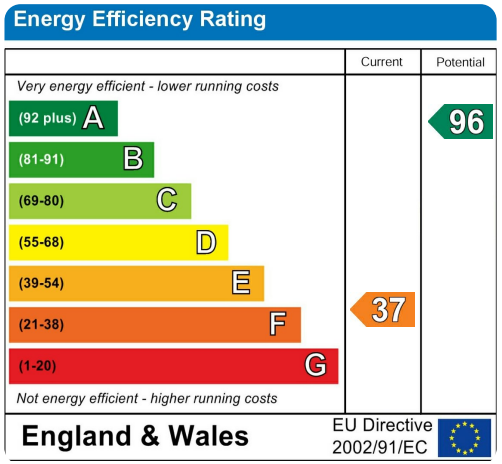
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax Band - B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.