



8 The Green, Tottenhill, King's Lynn PE33 0RZ

Guide Price
£345,000 - £365,000

Bedrooms: 3 | Bathrooms: 1

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SOME HOMES SHOUT FOR ATTENTION... THIS ONE JUST WAITS TO BE FOUND

And when you do find it, you'll understand why.

Set quietly on The Green in the ever-peaceful village of Tottenhill, this detached bungalow doesn't try too hard, and that's exactly its charm. It sits there, comfortable in its surroundings, enjoying wide open views and a plot of around 0.45 of an acre (sts), as if it's always known it had time on its side.

The setting is something rather special. Open skies, a sense of space in every direction, and a pace of life that feels just that little bit kinder. Yet, just off the A10, you're never far from where you need to be, whether that's work, shops, or the occasional takeaway you definitely didn't plan.

Inside, the feeling continues.

The rooms are bright, balanced and generously sized, with three proper double bedrooms offering flexibility for however life looks right now, or how it might look in the future. The kitchen/dining room is the kind of space where conversations linger a little longer than expected, and everyday moments feel just a touch more enjoyable.

And then there's the personality of the place...

It's neat, it's tidy, and it's been well cared for, but it's also quietly full of possibility. Not the overwhelming kind... the exciting kind. The sort where you can live comfortably from day one, then gradually shape things to suit your own taste. A refresh here, an idea there, and suddenly, it becomes something truly yours.

With a plot this size, the potential doesn't stop at the front door. There's real scope to extend or reconfigure (stpp), giving you the freedom to think bigger over time, without losing what makes it special in the first place.

Practicalities are all in place too, with oil-fired central heating and double glazing, meaning it's ready to welcome you in, whatever the season.

Property Type: Detached Bungalow

- Village-green setting
- 0.45 acre plot (sts)
- Open views
- Peaceful location
- Three double bedrooms
- Bright interiors
- Kitchen / dining space
- Huge potential
- Extending potential stp
- Guide Price £345 - 365,000

Disclaimer

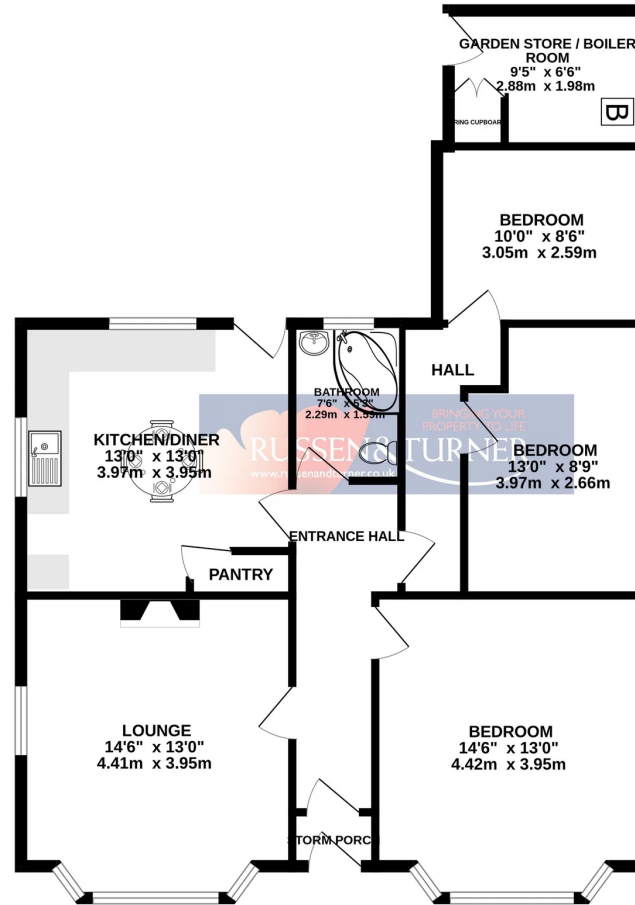
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2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch - we'll be happy to look into it further.
3. All 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.



Approximately 0.45 acre plot (sts)



GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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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