



16 Westfields Close, Tilney St Lawrence

King's Lynn PE34 4QW

Offers Over
£250,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

Set on a generous corner plot in the sought-after rural village of Tilney St Lawrence, this spacious three/four-bedroom detached bungalow offers endless potential for those looking to create their dream home.

A short stroll from the village shop, pub and school this home offers a perfect balance of rural living with the convenience of amenities being close by.

From the moment you arrive, the property impresses with the space it affords both inside and out. Stepping into the hallway, you are welcomed into a home that is deceptively roomy and adaptable to a variety of lifestyles. The heart of the property is a light-filled, dual-aspect living room, perfect for relaxing with family, while the adjoining kitchen/dining room provides the ideal space for both everyday meals and entertaining.

The accommodation continues with three well-proportioned bedrooms, a family bathroom, and the convenience of a second cloakroom. To the rear, a conservatory extends the living space further, offering a tranquil spot to enjoy views over the garden or a practical area for everyday use.

Attached to the bungalow is a 21ft garage with remote-controlled power door, providing excellent storage and workshop potential. Beyond this lies a versatile space with its own entrance, comprising a shower room, hallway, and open-plan living/kitchen/bedroom area. This self-contained space could lend itself perfectly to potentially being accommodation, multi-generational living, or even a home office.

Outside, the bungalow is complemented by a wonderful rear garden which enjoys excellent privacy. The expansive lawn provides ample room for children and pets to play, while also offering plenty of scope for landscaping or creating dedicated areas for relaxation and entertaining, from sunny morning coffee spots to sociable summer barbecues.

Ready to be personalised, this property presents a fantastic opportunity to put your own stamp on a home with great proportions, versatile spaces, and a highly desirable village setting.

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.

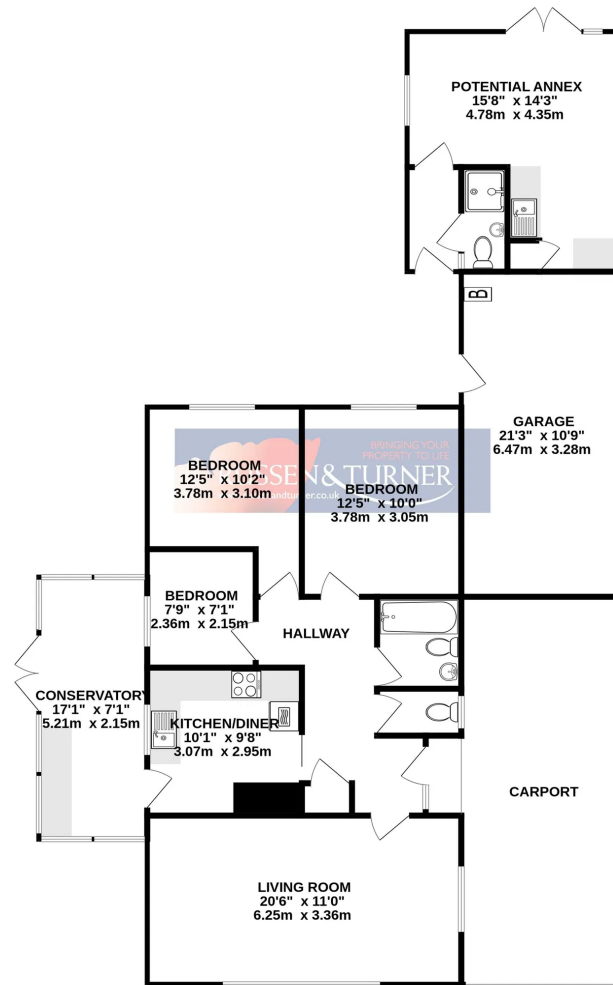
Tenure: Freehold

Property Type: Detached Bungalow

- Detached Bungalow
- Three/Four Bedrooms
- Generous Corner Plot
- No Onward Chain
- Possible Annex
- Garage, Car port and Off-road Parking
- Ready for you to make your own
- Set within a cul-de-sac
- Rural Village Setting
- Walking Distance to village pub and shops



GROUND FLOOR
1608 sq.ft. (149.4 sq.m.) approx.



TOTAL FLOOR AREA : 1608 sq.ft. (149.4 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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