



45 St. Johns Road, Tilney St. Lawrence
King's Lynn PE34 4QJ

OIEO £245,000

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

Charming Detached Bungalow with Field Views – Tilney St Lawrence, Norfolk

Tucked away in the peaceful village of Tilney St Lawrence, this much-loved three-bedroom detached bungalow offers a rare combination of space, privacy and untapped potential. Built in the early 1960s and held within the same family since new, it is a home that has been genuinely cherished. Now offered with no onward chain, it presents a compelling opportunity for a new owner to reimagine and enhance a solid, well-positioned property in a beautiful rural setting.

While the interior would benefit from modernisation, this is precisely where the home's real appeal lies. Rather than inheriting someone else's design choices, buyers have the opportunity to shape the property around their own lifestyle. The existing footprint lends itself naturally to reconfiguration, whether that means creating an open-plan kitchen and dining space that embraces the garden views, designing a principal bedroom suite with en-suite facilities, or improving energy efficiency with updated systems and insulation.

From the moment you arrive, the sense of space is clear. The bungalow sits on a generous plot with ample parking to the front and a detached garage, providing not only practical storage and workshop options but also flexibility for those considering a home office or creative studio. The south-facing rear garden is a particular highlight, opening out towards uninterrupted field views. Bathed in sunlight throughout the day, this outdoor space feels both expansive and private, an ideal backdrop for relaxed mornings, long summer evenings, or a thoughtfully landscaped redesign.

Inside, the proportions are refreshingly generous. The 21ft 7in dual-aspect lounge is filled with natural light, creating a warm and welcoming central living space. Three well-sized bedrooms offer comfortable accommodation, while the garden room or boot room provides a practical transition between indoors and out, perfect for countryside living. A wet room, oil central heating and double glazing ensure the property already has a solid functional foundation.

The generous plot further enhances the potential. Subject to the necessary permissions, there may be scope for extension to the side or rear, allowing the home to grow alongside changing needs. The garden itself invites creativity, whether through contemporary landscaping, outdoor entertaining areas, or even the addition of a garden studio to take full advantage of the peaceful surroundings.

One of the property's greatest strengths is its balance between rural tranquillity and everyday convenience. Despite its countryside outlook, the village offers a local shop, pub and primary school within easy reach, providing the comfort of community without sacrificing space or privacy.

Homes like this are increasingly hard to find, properties with strong structural integrity, mature gardens and genuine scope to add value through thoughtful improvement. With vision and careful investment, this bungalow could evolve into a stylish, energy-efficient countryside retreat, perfectly tailored to modern living while retaining the warmth and character of its origins.

For those prepared to look beyond what is and focus on what could be, this is more than just a bungalow. It is a foundation for something truly special in the heart of rural Norfolk.

Property Type: Detached Bungalow

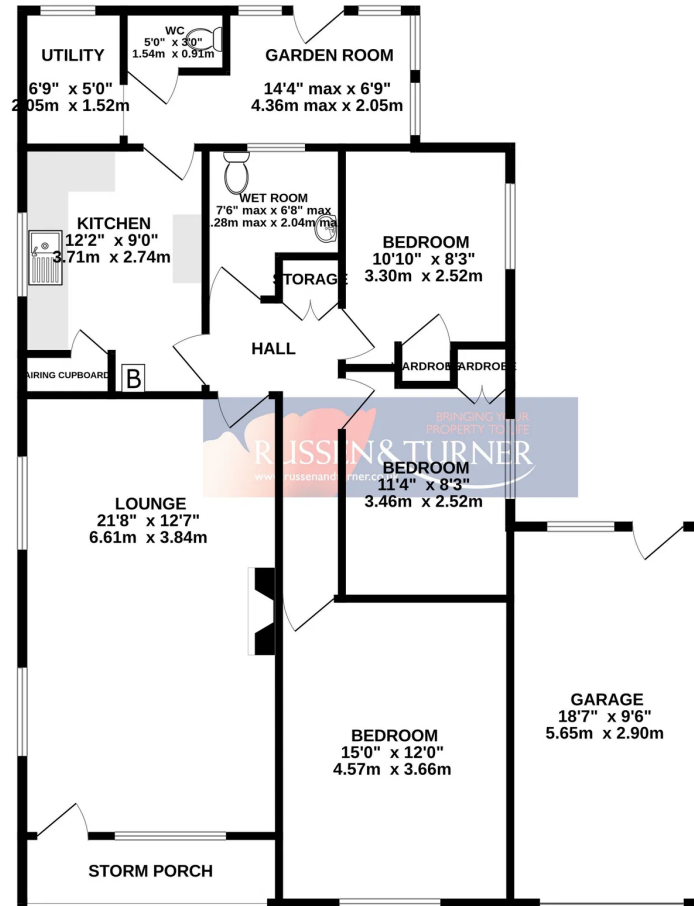
- Detached Bungalow
- Three Bedrooms
- No Onward Chain
- Garage and Off-road Parking
- Large South Facing Garden
- Open Field Views
- Requires Updating - Huge Potential to Improve
- Generous 21ft Lounge
- Oil Fired Central Heating
- Close to Village Shop and Pub

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.



GROUND FLOOR
1191 sq.ft. (110.6 sq.m.) approx.



TOTAL FLOOR AREA: 1191 sq.ft. (110.6 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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