



St Pauls Road North, Walton Highway

what3words; dozens.whites.flushes

£260,000

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 2

A Little Peace, a Lot of Space & a Garden Full of Possibilities!

Imagine finding a home where the road goes quiet, the garden seems to go on forever and there's room to create something truly your own. Tucked away at the bottom of a no-through road in rural Walton Highway, this wonderfully spacious two-bedroom detached bungalow offers a rare combination of privacy, potential and outdoor space. Set within a generous plot of approximately 1/4 of an acre (STMS), with a rear garden stretching over 140ft (STMS), it's a property that offers so much more than first meets the eye. And with no onward chain, your next chapter could be closer than you think!

Set back from the road behind a pleasant front garden, the bungalow enjoys a gravel driveway, creating a welcoming approach with room for parking. Step inside and you'll immediately appreciate the proportions. This is a home with space to breathe, comfortable rooms and a layout that offers plenty of flexibility for everyday living.

The living room and dining room connect beautifully, creating a bright, airy space that's equally suited to quiet evenings on the sofa as it is bringing everyone together around the table. Picture Sunday lunches with family, friends popping over for dinner or simply enjoying a lazy afternoon with the French doors open to the garden. It's a lovely connection between indoors and out, allowing you to make the most of the peaceful surroundings.

The kitchen/breakfast room provides another welcoming space, with plenty of storage, generous worktop areas and room for more informal dining. Whether it's your morning coffee, a leisurely weekend breakfast or a quick bite before heading out, it's a practical room that works well for everyday life. There's also exciting potential to update and personalise the kitchen over time, creating a space that reflects your own style.

Both bedrooms are excellent doubles, offering comfortable, relaxing spaces with room for all the furniture you need. Whether you're looking for a peaceful principal bedroom, somewhere for guests to stay or perhaps a dedicated hobby room, there's flexibility to make the accommodation work for you. A modern shower room completes the internal layout.

But step outside and you'll discover where this property really comes into its own! Stretching over 140ft in length (STMS), the wonderfully generous rear garden is a real highlight. Framed by mature hedging that provides an excellent degree of privacy, it's a space where you can genuinely escape the everyday. Imagine long summer afternoons in the sunshine, children or grandchildren playing on the lawn, dogs enjoying the freedom to explore or finally having the space to create the garden you've always dreamed of. For those with green fingers, there's plenty of room to grow your own fruit and vegetables, establish beautiful borders or simply sit back and enjoy the surroundings.

And the possibilities don't stop at the garden. A separate garden office/store room offers another exciting dimension, with potential to create a dedicated home office, art studio, hobby room or somewhere to escape with a good book, subject to any necessary improvements and permissions.

There's also a garage, carport and additional brick-built store, providing valuable space for vehicles, tools, gardening equipment and all those things that never quite fit inside the house.

The rural setting adds another layer of appeal. Walton Highway offers a quieter pace of life, with countryside surroundings and the opportunity to enjoy a little more breathing space, while the wider amenities of Wisbech and King's Lynn remain accessible by road.

Two generous double bedrooms, spacious living accommodation, a fantastic garden, useful outbuildings and a plot approaching a quarter of an acre. Whether you're looking to settle into bungalow living, enjoy a little more outdoor space or find somewhere you can gradually put your own stamp on, this is a home bursting with possibilities.

A peaceful setting, a garden to fall in love with and the freedom to make it your own. Some properties really do need to be seen to be appreciated, and this is certainly one of them!

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Referral Disclosure

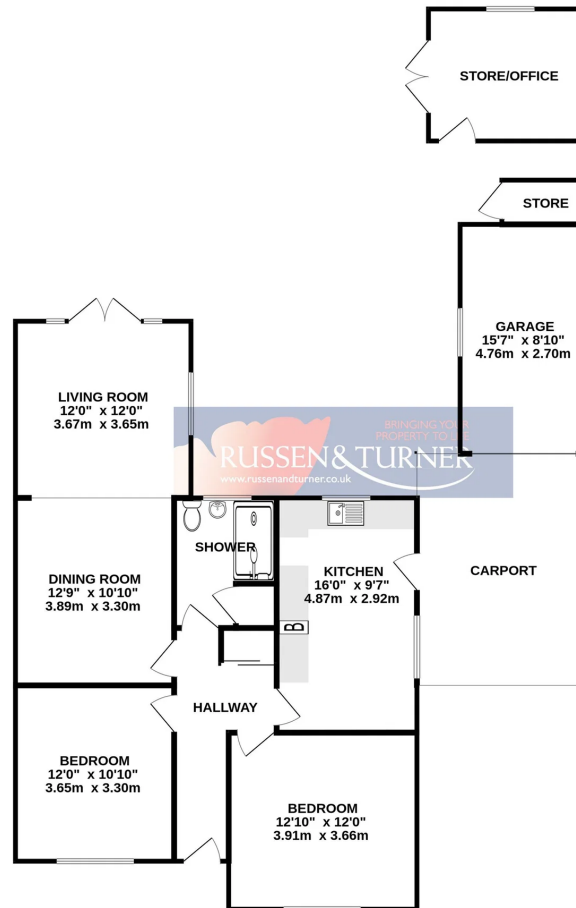
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Tenure: Freehold

- Detached Bungalow
- Two Double Bedrooms
- No Onward Chain
- Rural Setting
- Generous 1/4 of an acre plot (STMS)
- Kitchen/Breakfast Room
- Garage, Carport, and Off-road Parking
- Oil Fired Central Heating
- Potential Garden Office/Studio
- Modern Shower Room



GROUND FLOOR
1304 sq.ft. (121.1 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.1 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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