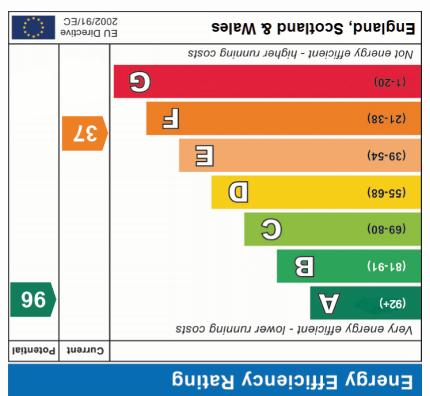


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SALES • LETTINGS • MORTGAGES
King&Partners



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

£260,000



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High Road

Tilney Cum Islington, King's Lynn, PE34 3BH

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.



Part Glazed Door To:

Entrance Hall

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

Living Room

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

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

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.

Rear Porch

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

Cloakroom

4' 8" x 2' 11" (1.42m x 0.89m) UPVC double glazed window. W.C. & Wash hand basin within vanity unit. 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 1

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

Bedroom 2

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

Bedroom 3

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

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.

Front Garden

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

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.

