

25 Empire Avenue, King's Lynn PE30 3AU

£245,000

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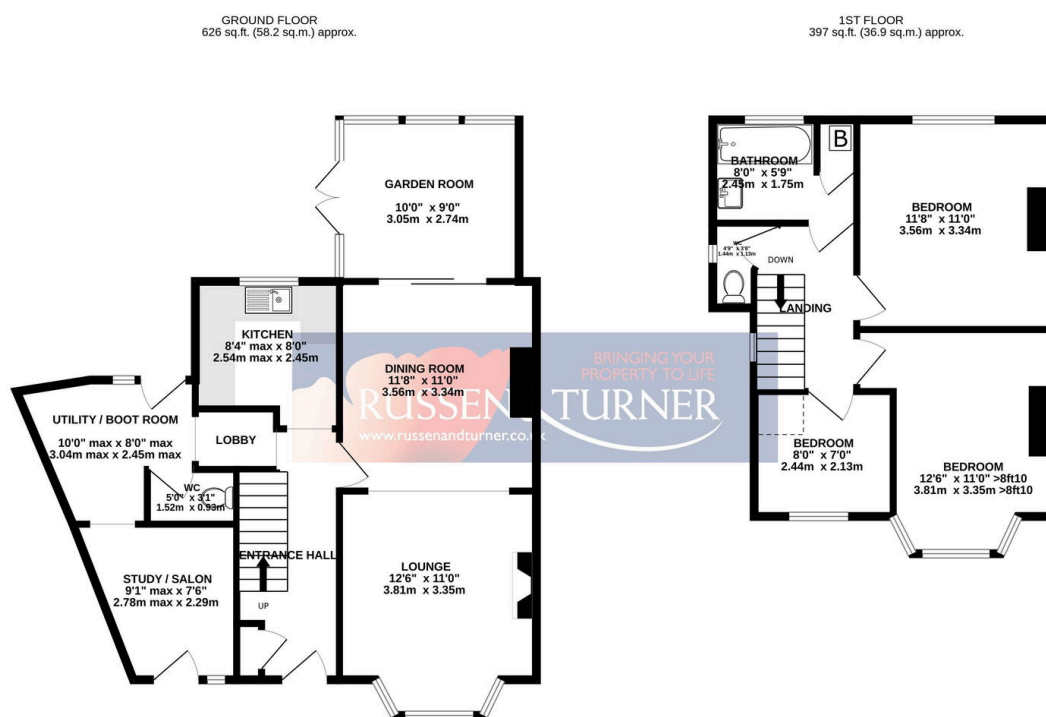
Imagine pulling up to a home where the moment you step inside, you can already picture your family's future unfolding. Sunny afternoons playing in the garden, cosy winter evenings in the living room, quiet moments in the light-filled garden room – this is more than a house, it's where memories are made. This extended, bay-fronted three-bedroom semi-detached home offers space, comfort and flexibility. Two reception rooms, a superb garden room, and a versatile study (perfect for a salon, studio or playroom) make family life a breeze. The kitchen and utility, plus ground floor W.C., add practicality. Outside, the beautiful south-west facing garden, with mature trees, shrubs, a pond and lawn, offers privacy and plenty of room to play. Parking is available to

the front, with gas central heating and double glazing throughout. **A welcoming family home ready for you to make your own.**



Key Features

- Semi-detached house
- 3 Reception rooms
- Utility
- Cul-de-sac
- Private garden
- 3 bedrooms
- Superb garden room
- Ground floor W.C
- Private parking
- Gas central heating



TOTAL FLOOR AREA: 1023 sq.ft. (95.0 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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