



Perfect First Home on Columbia Way
King's Lynn

£189,995

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

Your first home, without the long renovation list! Just unpack, settle in and start making memories.

Imagine picking up the keys to your first home, walking through the front door and knowing that so much of the hard work has already been done. New windows, new doors, new boiler all installed in 2024 and a fresh, welcoming interior, now that's a lovely way to start your next chapter! Situated in a well-connected part of King's Lynn, this beautifully improved two-bedroom semi-detached home combines modern comforts, generous accommodation and practical outdoor space. Whether you're taking your first step onto the property ladder or simply looking for somewhere you can settle into without tackling a major renovation, there's plenty here to appreciate.

Step inside and you'll discover a home that feels bright, comfortable and ready to enjoy. The living room offers a lovely place to unwind after a busy day, while towards the rear, the spacious kitchen/diner is where everyday life really comes together. With an integrated fridge/freezer, dishwasher and washing machine, it's thoughtfully equipped to make life that little bit easier. Picture lazy Sunday breakfasts, evenings around the dining table or friends popping over for dinner. There's plenty of room to cook, dine and spend time together, while a separate utility area provides additional practical space.

Upstairs, you'll find two comfortable double bedrooms, with the principal bedroom measuring approximately 16ft in length, offering plenty of room to create a relaxing retreat. The second bedroom is equally versatile, whether needed for guests, a nursery or a home office. A family bathroom, separate WC and useful built-in storage complete the first floor. With the current owners having already invested in significant improvements, including replacement windows, doors & boiler (2024) you can focus on settling in and adding your own finishing touches.

Outside, the generous shingled frontage creates a neat, low-maintenance approach, while the rear garden provides a tidy, manageable space to enjoy with plenty of storage. Imagine summer barbecues, a morning coffee in the fresh air or simply somewhere to relax without spending your weekends maintaining a huge garden. The current owners have also cleverly utilised part of the garden to create secure off-road parking, adding another welcome convenience.

With King's Lynn's shops, schools, supermarkets and leisure facilities within easy reach, everyday life couldn't be much more convenient. The town centre and railway station are also easily accessible, while Sandringham, the Norfolk countryside and coastline provide plenty of opportunities for weekend adventures.

Two double bedrooms, a fully equipped kitchen/diner, a generous 16ft principal bedroom, secure parking and many of the bigger improvements already completed. This is a home where you can spend less time worrying about the renovation list and more time enjoying having somewhere to call your own.

Your first set of keys, your own space and a fresh start waiting to happen. Could this be where your next chapter begins?

Tenure: Freehold

Property Type: Semi Detached House

- Semi-Detached House
- Two Double Bedrooms
- Perfect First Home - Turn Key
- Secure Off-Road Parking
- Newly Fitted Doors, Windows & Boiler in 2024
- Integrated Fridge/Freezer, Dishwasher & Washing Machine
- Open Plan Kitchen/Diner
- Low Maintenance Rear Garden
- Close to Local Schools, Shops & Amenities
- Council Tax Band - A

Disclaimer

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All measurements are provided as a guide and may not be exact.

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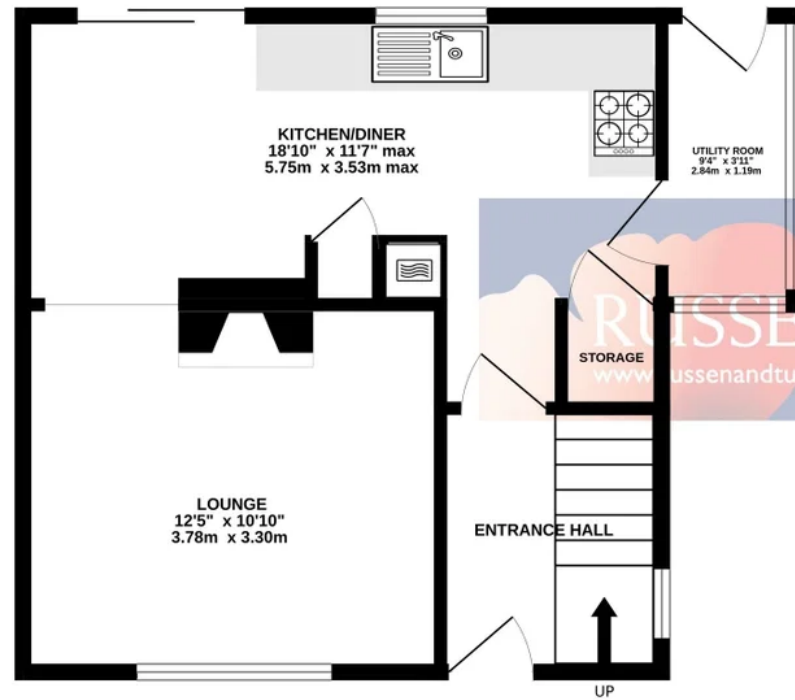
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Referral Disclosure

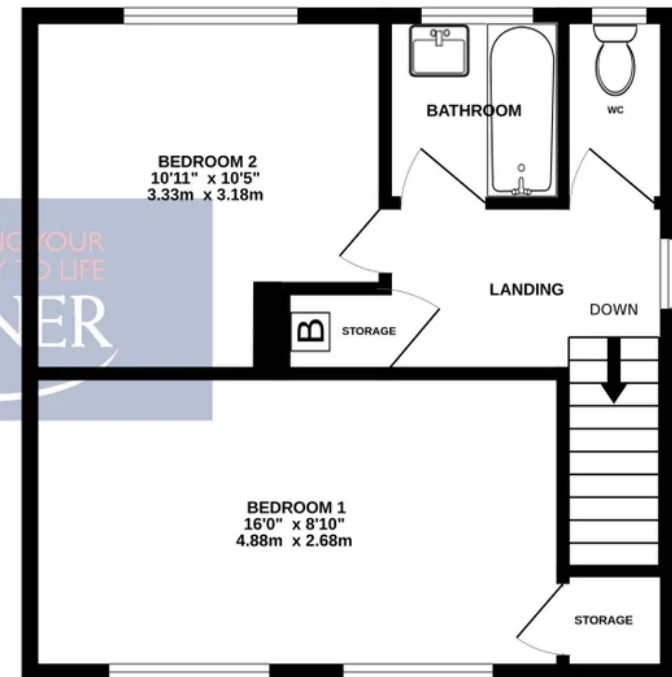
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GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.8 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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