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**31 The Grove, Grimston**

King's Lynn PE32 1DG

**£239,995**

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

Tucked away in the charming rural village of Grimston, this beautifully presented two-double-bedroom semi-detached bungalow offers the perfect blend of countryside tranquillity and modern comfort. Ideal for downsizers, first-time buyers, or anyone seeking the peace of village living while remaining within easy reach of nearby market towns, this inviting home is ready for you to move straight in and begin your next chapter.

From the moment you arrive, the property's welcoming feel is clear. Set back from the road behind a neatly maintained lawned front garden, the home enjoys a sense of privacy and kerb appeal. A driveway provides convenient off-road parking, while a traditional five-bar gate part way along offers secure access to the rear garden.

Step inside and you are greeted by a bright and welcoming entrance hall that immediately sets the tone for the rest of the home. Cleverly designed, it includes a useful storage cupboard that offers excellent practicality and could potentially be adapted to create an additional cloakroom if desired.

At the heart of the home lies the generous living and dining room, a wonderfully versatile space flooded with natural light. Whether you are curling up for a quiet evening, hosting friends for dinner, or enjoying a relaxed weekend morning, this room easily adapts to a variety of lifestyles. Its spacious proportions make it the perfect hub for both everyday living and entertaining.

The well-appointed kitchen has been thoughtfully designed with practicality in mind, offering an excellent range of worktop and storage space. Whether preparing a quick breakfast or cooking for guests, the layout ensures everything you need is conveniently at hand.

An inner hallway leads to the home's two comfortable double bedrooms, both offering generous proportions and flexibility for modern living. The principal bedroom benefits from fitted wardrobes and ample space for a dressing area, creating a relaxing retreat at the end of the day. The second double bedroom is equally well sized and ideal for visiting guests, a home office, or hobby room.

Completing the accommodation is the main bathroom, serving the home with both comfort and convenience.

Outside, the property continues to impress. The rear garden enjoys a wonderful degree of privacy, creating a peaceful outdoor haven. A patio terrace provides the perfect spot for morning coffee or summer evenings with family and friends, while the lush lawn offers plenty of space for gardening, relaxation, or simply soaking up the sunshine. Whether you are entertaining outdoors or enjoying the quiet surroundings, this garden truly enhances the home's lifestyle appeal.

Situated in the desirable Norfolk village of Grimston, residents enjoy the charm of countryside living with the convenience of nearby amenities and excellent access to surrounding areas including King's Lynn and the wider North Norfolk coastline. The village itself is well known for its community atmosphere, scenic surroundings, and easy access to beautiful rural walks.

Combining comfort, practicality and location, this delightful bungalow represents a superb opportunity for buyers seeking a peaceful village lifestyle in a move-in-ready home.

Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

**Tenure:** Freehold

**Property Type:** Semi-Detached Bungalow

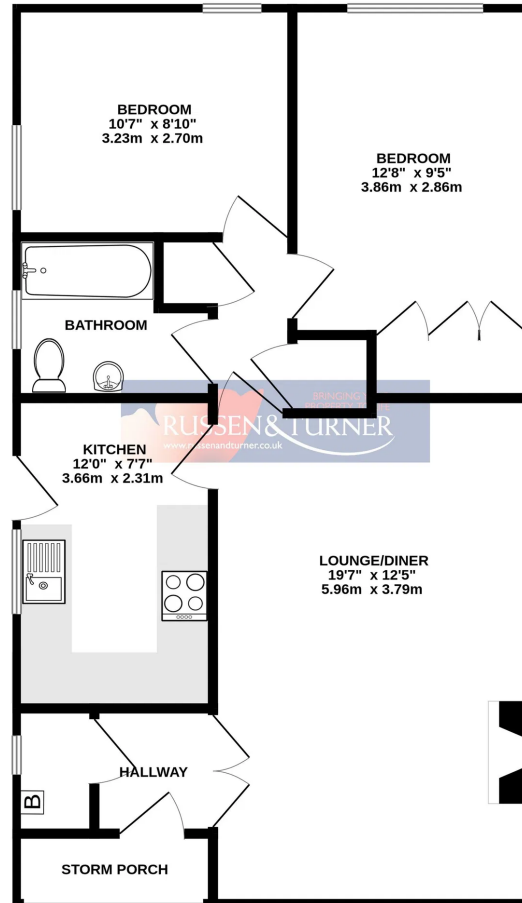
- Semi-Detached Bungalow
- Two Double Bedrooms
- Rural Village Setting
- Private Rear Garden
- Oil Fired Central Heating
- Generous Living/Dining Room
- Well Presented - Move in Ready
- Off-road Parking
- Council Tax Band - B
- EPC - TBC

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  
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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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