



Extons Road, King's Lynn, PE30 5PG

King's Lynn

£169,995

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

A charming and well-presented home perfectly suited to first-time buyers

Positioned in the ever-popular Walks area of King's Lynn, this delightful two-bedroom end-terrace home offers a fantastic opportunity for first-time buyers looking to step onto the property ladder in a convenient and characterful location. With The Walks park, the town centre and the train station all within easy reach, the property combines comfort, charm and practicality in equal measure.

Inside, the home has been thoughtfully arranged and extended to the rear, creating a welcoming living space that's ideal for both relaxing and entertaining. The lounge features a charming fireplace and flows seamlessly into the dining area, giving the ground floor a sociable feel that works perfectly for everyday living or hosting friends and family.

To the rear of the property, the kitchen/breakfast room provides a bright and practical space for cooking and dining. The breakfast area benefits from French doors opening onto the courtyard garden, allowing natural light to pour in and creating a lovely connection between the indoor and outdoor spaces.

Upstairs, the property offers two comfortable bedrooms along with a generous first-floor bathroom measuring over 11ft, fitted with a white three-piece suite including a bath with shower over and a heated towel rail.

Outside, the home is approached via a side entrance from Graham Street, leading to a small walled front garden with mature shrubs. To the rear, the courtyard-style garden has been designed for low maintenance and features shingle, a patio area and decking, ideal for enjoying sunny afternoons or outdoor dining, along with a gate providing rear access.

Additional benefits include PVCu double glazing and gas central heating throughout, helping to keep the home comfortable all year round.

With its excellent location, attractive presentation and charming layout, this lovely home is ready for its next owners to move in and make it their own, making it a superb choice for first-time buyers looking for a property close to everything King's Lynn has to offer.

Tenure: Freehold

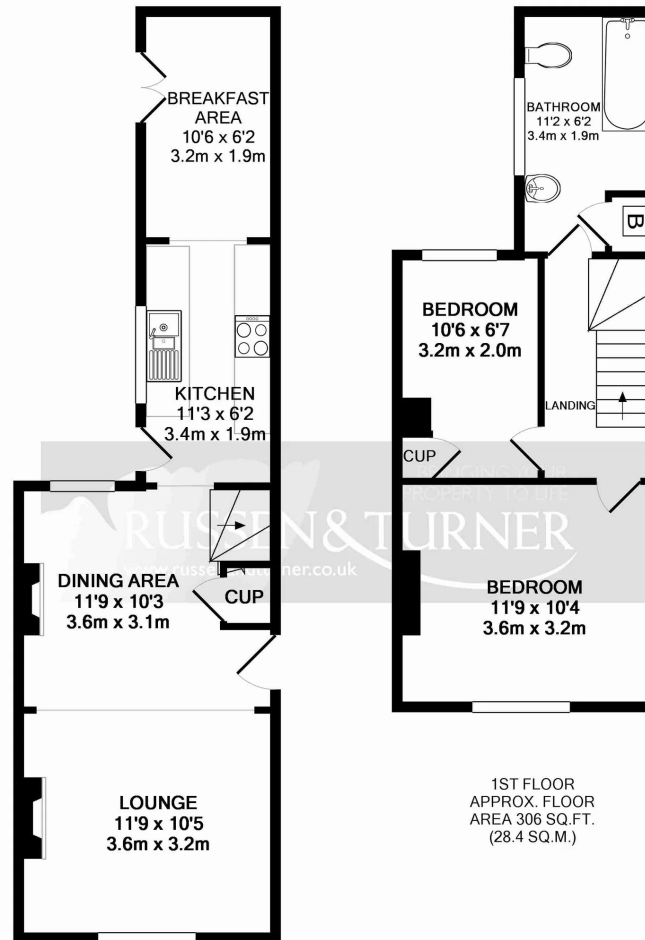
Property Type: End of Terrace House

- Character home
- Ideal first time buy
- 2 Bedrooms
- 1st floor bathroom
- Extended
- Lounge / dining
- Kitchen / breakfast room
- Courtyard garden
- Desirable location
- No chain

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 £24.50 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.





1ST FLOOR
APPROX. FLOOR
AREA 306 SQ.FT.
(28.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 684 SQ.FT. (63.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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