



A Modern Detached Family Home on Riverview Way in King's Lynn

£335,000

what3words; extra.fitters.corrects

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

Family life is rarely predictable, but the right home makes it feel effortless.

Set just off the ever-popular Wootton Road, this beautifully presented four-bedroom detached home has been designed around the way families live today. Light-filled living spaces, a practical layout and thoughtful additions combine to create a home that's equally suited to busy weekday routines and relaxed weekends spent together.

Step inside and you'll immediately appreciate the feeling of space. The welcoming entrance hall sets the tone, introducing interiors that are bright, contemporary and ready to enjoy from day one.

The living room offers a wonderful place to unwind. Flooded with natural light and enjoying French doors that open directly onto the garden, it's a space that adapts beautifully throughout the day. Whether it's family movie nights, children playing, or entertaining friends, it effortlessly balances comfort with versatility.

The kitchen and dining room naturally become the social heart of the home. Stylish cabinetry, generous worktop space and a thoughtful layout make cooking a pleasure, while there's ample room for everyone to gather around the table. From rushed breakfasts before school to homework after dinner, Sunday lunches and celebrations with family and friends, it's the room where everyday moments quickly become lasting memories.

Practicality is never far away either. A separate utility room helps keep the main living areas clutter-free, while the ground floor cloakroom is another thoughtful addition that makes family life that little bit easier.

Upstairs, four well-proportioned bedrooms provide flexible accommodation for every stage of family life. Three generous doubles offer comfortable retreats, while the fourth bedroom is currently arranged as a home office, demonstrating just how easily the space can adapt to changing needs. The principal bedroom enjoys the added luxury of its own contemporary en-suite, creating a peaceful haven at the end of the day, while a stylish family bathroom serves the remaining bedrooms.

Outside, the rear garden provides a private extension of the living space. A lawn offers somewhere for children and pets to play safely, while a choice of seating areas allows you to make the most of sunny afternoons, outdoor dining and evenings spent with friends long after the barbecue has cooled.

The current owners have also thoughtfully adapted the garage, creating a dedicated home office that's ideal for remote working without sacrificing valuable storage, with the remaining front section continuing to provide practical space for bikes, tools and garden equipment.

Beautifully presented, wonderfully versatile and perfectly positioned for schools, amenities and everyday convenience, this is a home that doesn't just provide more space, it provides a better way of living.

Simply unpack, settle in, and let the next chapter begin.

Tenure: Freehold

Property Type: Detached House

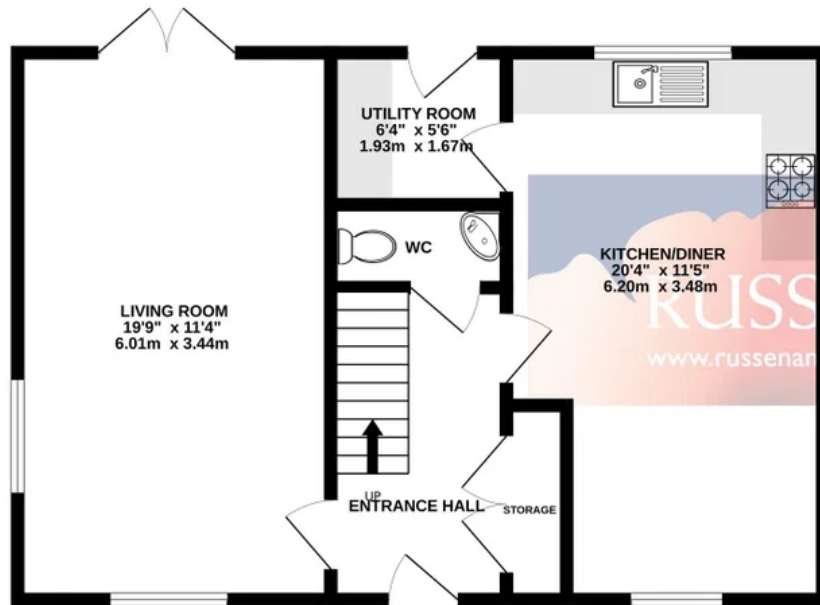
- Modern Detached Family Home
- Four Bedrooms
- Wonderfully Presented Throughout
- Off-road Parking
- Private Rear Garden
- Generous Triple Aspect Living Room
- Contemporary Kitchen/Dining Room
- Main Bedroom with En-suite
- Garage Part Converted to provide office Space
- Popular Location - Just off Wootton Road

Disclaimer

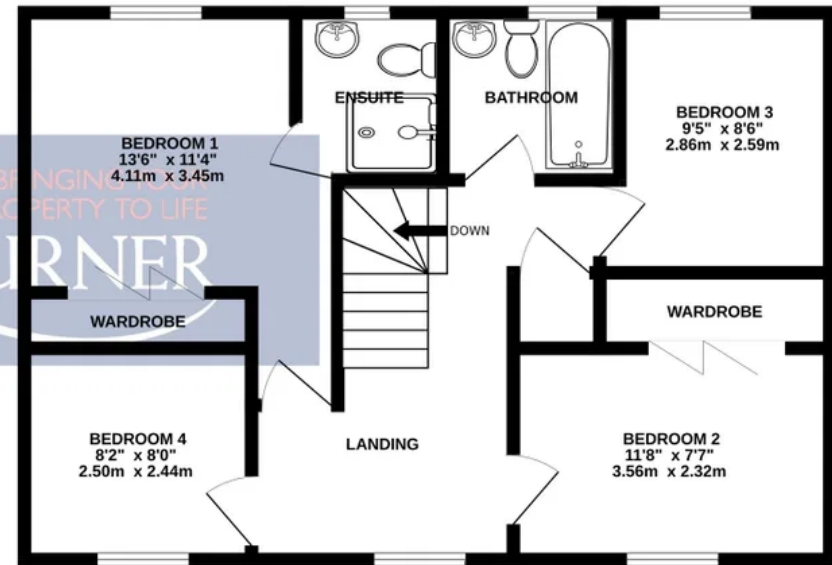
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2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.
3. All 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
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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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