An Extended Family Home on Blackford in King's Lynn

what3words; magnum.sunshine.gossiping

Offers Over

£315,000

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

Finding a home that offers peace and privacy without losing touch with everyday convenience can feel like an impossible balancing act. This beautifully extended family home manages it effortlessly.

Tucked away in a quiet cul-de-sac in one of King's Lynn's most sought-after locations, this four-bedroom detached home enjoys an enviable position backing directly onto woodland, creating a wonderful sense of seclusion. Yet, just a short stroll from your front door, you'll find schools, shops and local amenities, making it a home that's every bit as practical as it is peaceful.

Lovingly cared for and thoughtfully extended over the years, this is a home that's ready to welcome its next family from the very first day. Every improvement has been made with modern living in mind, creating bright, versatile spaces that adapt beautifully to the rhythm of family life.

The entrance porch provides a practical welcome, offering somewhere to leave coats and shoes before stepping into the heart of the home. The living room is a wonderfully comfortable space where life naturally unfolds. Whether it's a quiet evening curled up with a favourite film or a house full of friends celebrating a special occasion, it effortlessly changes to suit the moment.

Flowing from here is the conservatory, currently arranged as a dining room. Bathed in natural light and overlooking the garden, it creates the perfect setting for everything from relaxed Sunday lunches to summer evenings with family and friends, while maintaining a wonderful connection to the outdoors throughout the year.

The kitchen has been beautifully designed with both style and practicality in mind. Contemporary cabinetry offers an abundance of storage, while generous worktop space makes cooking a pleasure rather than a chore. It's a room that's equally suited to busy weekday breakfasts as it is preparing meals for larger gatherings.

Beyond the kitchen, a rear lobby leads to the garden, a useful cloakroom and a highly versatile additional reception room. Currently enjoyed as a cosy snug, it could just as easily become a home office, playroom, guest bedroom or hobby room, allowing the home to evolve as your family's needs change.

Upstairs, four well-proportioned bedrooms continue the home's welcoming feel. The principal suite enjoys a particularly peaceful outlook across the rear garden and into the woodland beyond, creating a calming retreat at the end of the day. An en-suite shower room adds an extra touch of comfort, while the remaining bedrooms are served by a beautifully appointed contemporary family bathroom.

Outside is where this home truly comes into its own.

The rear garden feels wonderfully private, with mature woodland providing a beautiful natural backdrop that's difficult to find so close to the town. A generous lawn creates plenty of space for children and pets to enjoy, while a seating area at the far end of the garden offers the perfect place to relax with a morning coffee or entertain long into warm summer evenings.

There's also ample room for a summerhouse, garden studio or additional storage should you wish.

To the front, off-road parking and an attached garage complete the picture, adding the practicality every busy household appreciates.

Homes that combine generous family accommodation, woodland views and such a convenient location are incredibly rare. This is more than just a place to live, it's somewhere to slow down, enjoy your surroundings and create memories for years to come.

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.

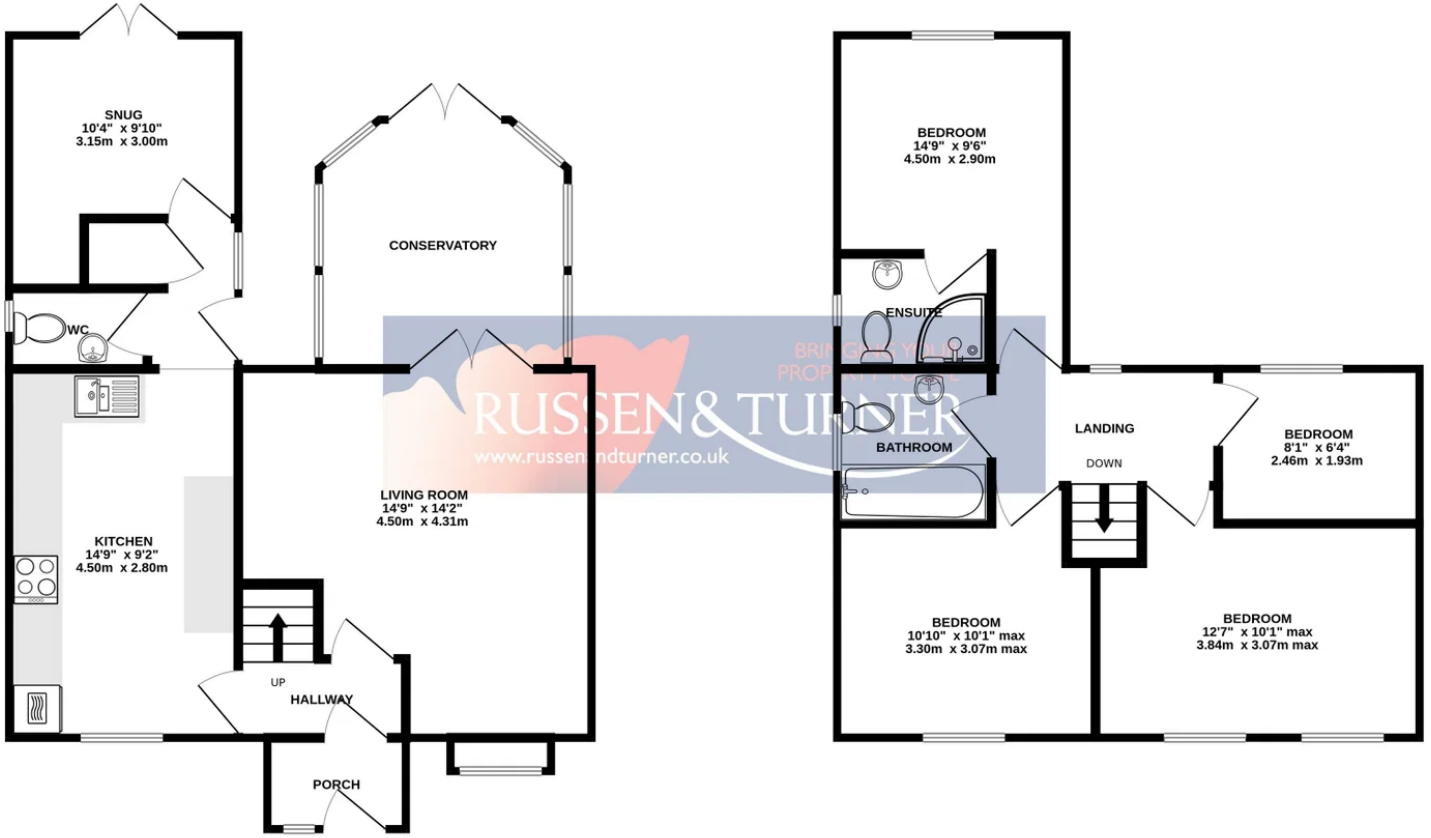
Tenure: Freehold

Property Type: Detached House

- Extended Detached House
- Four Bedrooms
- Wonderful Private Garden - Backing on to Woodland
- Garage and Off-road Parking
- Contemporary Kitchen
- Ensuite to Principal Bedroom
- Set within a Cul-de-sac
- Versatile Accommodation - Multiple Reception Spaces
- Conservatory
- Popular Location - Close to Local Amenities

GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.8 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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