



Queens Avenue, King's Lynn

what3words; dusty.dose.gather

£179,995

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

A riverside stroll into town, a garden bigger than you'd expect and a home that's ready for its next chapter.

Imagine leaving the car at home, wandering along the banks of the River Great Ouse and finding yourself in the heart of King's Lynn after a gentle stroll. Then, when you're ready to head home, returning to a tucked-away spot at the end of a no-through road, with your own private garden waiting.

Sounds like a rather lovely way to live, doesn't it?

Offered with no onward chain, this surprisingly spacious two-bedroom semi-detached home has plenty going for it. With two comfortable double bedrooms, flowing ground-floor accommodation, a conservatory, garage, off-road parking and a rear garden that's far more generous than you might expect, it's a home that offers a little more than first impressions suggest.

Whether you're buying your first home, looking to downsize or simply hoping to find somewhere with a good balance of space and convenience, there's plenty here to get excited about.

Step inside and you'll discover a ground floor that feels bright, open and wonderfully connected.

The living room provides a comfortable place to put your feet up at the end of the day, with plenty of room for a cosy seating arrangement and those all-important evenings in front of the television.

From here, the accommodation flows naturally into the dining/breakfast area, creating a sociable space where everyday life can happen without everyone feeling tucked away in separate rooms. The adjoining kitchen keeps everything conveniently connected, making the layout particularly practical for day-to-day living.

And then there's the conservatory, a lovely extra room that gives you even more flexibility.

Overlooking the garden, it's easy to imagine this becoming your favourite place for a morning coffee, a sunny spot to read a book or perhaps even a second dining area where you can enjoy the garden whatever the weather. A handy ground-floor cloakroom is also accessed from here.

Head upstairs and you'll find two comfortable double bedrooms, meaning there's no need to compromise on space. Whether you need a guest bedroom, somewhere to work from home or simply room for visiting family, the second bedroom offers plenty of possibilities.

A well-presented shower room completes the first floor.

But one of this home's biggest surprises is waiting outside.

The private rear garden is deceptively generous, offering considerably more outdoor space than you might expect from a two-bedroom property.

A patio provides somewhere to sit out with a coffee, enjoy dinner in the sunshine or get the barbecue going when friends visit. Beyond this, the generous lawn and established flower beds create a lovely setting with plenty of room for gardening, entertaining or simply enjoying being outdoors.

Tucked within the garden is a workshop/cabin, another useful bonus. Perfect for storage or hobbies as it stands, it also offers exciting possibilities for a future home office or dedicated hobby space, subject to any necessary permissions and improvements.

To the front, there's a small garden and driveway providing off-road parking and access to the garage, giving you that valuable combination of convenience and additional storage.

And of course, there's the location.

Being just a short walk from the River Great Ouse means you can enjoy a picturesque riverside route into King's Lynn, with the town's shops, cafés, restaurants and everyday amenities within easy reach.

It's a lovely balance: close enough to enjoy everything the town has to offer, yet tucked away at the end of a no-through road when it's time to come home.

Two double bedrooms, a sociable ground-floor layout, a conservatory, garage, parking and a wonderfully generous garden. Add a riverside walk into town and no onward chain, and you've got a home that's well worth discovering.

A brilliant first home, an appealing place to downsize or simply somewhere to enjoy a slightly slower pace of life, this one might surprise you.

Disclaimer

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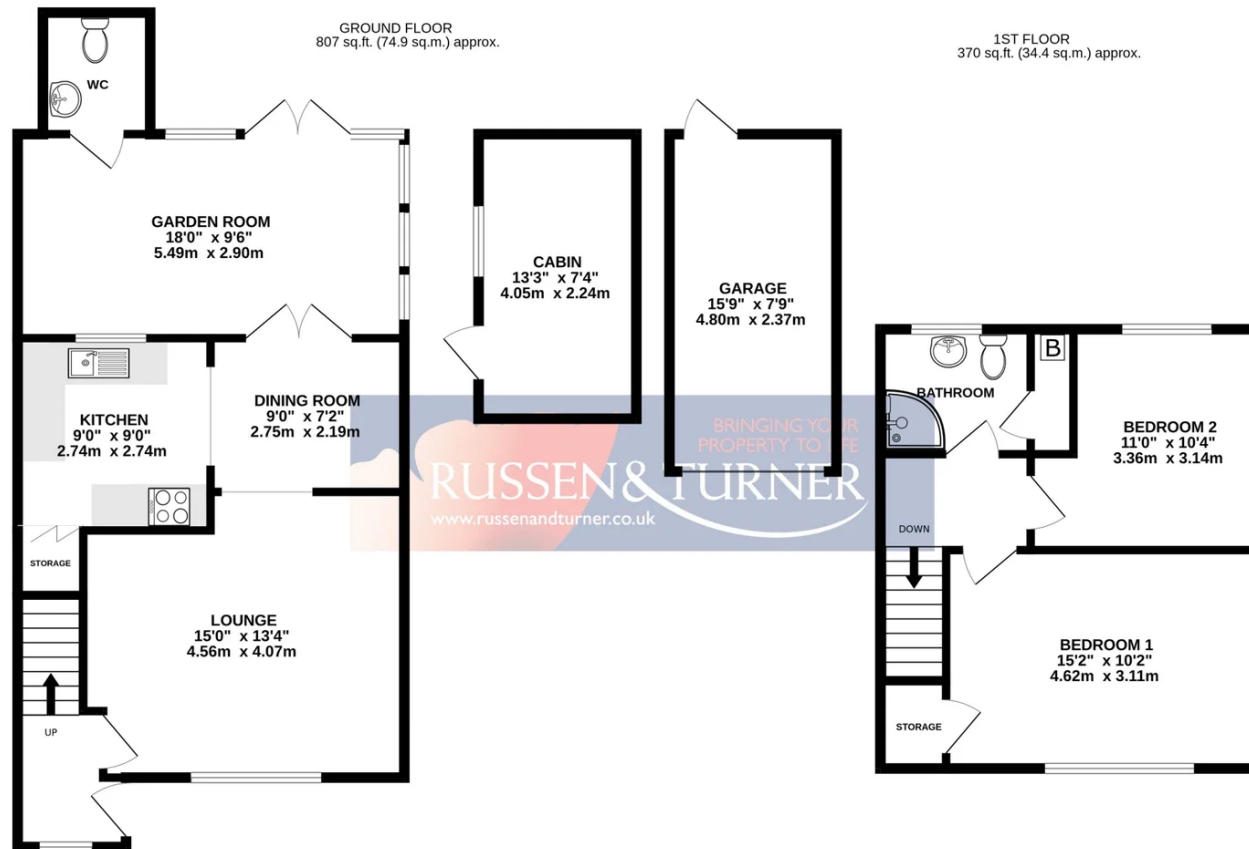
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All measurements are provided as a guide and may not be exact.

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.

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.





TOTAL FLOOR AREA : 1176 sq.ft. (109.3 sq.m.) approx.

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