



Extended, Move in Ready Home on Fenland Road

King's Lynn

£275,000

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

More space where it matters, a sunny garden out back and a home that's ready to simply get on with enjoying.

From the outside, you might think you know what to expect. Step inside, however, and this extended three-bedroom home on the popular Reffley Estate has a little more up its sleeve.

Beautifully presented and clearly cared for, it has that lovely move-in-ready feel, but with additional space in all the right places. A generous living room, separate dining room, utility area and ground-floor shower room all combine to create a home that works particularly well for everyday family life.

Step through the front door and the entrance hall provides a welcoming introduction, with useful built-in storage for coats, shoes and all those everyday bits you'd rather keep tucked away.

From here, you're drawn into the impressive living room. At almost 22ft long, there's room to properly spread out rather than simply squeeze everything in. Picture everyone gathering for a film night, children playing while you relax or friends coming over for the evening, it's a comfortable, sociable room with space to accommodate real life.

Sitting just beyond the living room is the separate dining room, creating a lovely natural progression through the home.

It gives you a dedicated place to come together without feeling disconnected from the main living space. Family dinners, Sunday lunches, homework around the table or evenings that stretch on with friends all have somewhere to happen. Doors open directly onto the garden too, so when summer arrives you can throw them open and let life spill outside into the sunshine.

The kitchen sits separately towards the rear, offering plenty of storage and workspace for everyday cooking, while the extended accommodation adds another layer of practicality.

A dedicated utility area gives the washing machine, extra appliances and household clutter somewhere of their own, helping to keep the main kitchen free for the more enjoyable stuff. Alongside it, the ground-floor shower room is another genuinely useful addition, whether it's helping with the morning rush or making life easier when guests come to stay.

Head upstairs and you'll find three bedrooms, including two comfortable doubles. The third offers plenty of flexibility as a child's bedroom, nursery, dressing room or dedicated home office, while the family bathroom completes the first floor.

Then there's the garden.

With its south-facing aspect, the rear garden is somewhere you can genuinely look forward to spending time. There's room for children to play, friends to gather around the barbecue and somewhere to sit back with a coffee or cold drink and make the most of the sunshine.

Running alongside the house is an enclosed storage building, providing valuable additional space for bikes, tools, garden equipment and everything else you don't necessarily want taking up room indoors.

And when you need to venture further afield, the Reffley Estate remains a popular and well-established part of King's Lynn, keeping schools, everyday amenities, transport links and the wider town within easy reach.

This isn't simply a nicely presented three-bedroom semi. It's a home that has evolved to give you more where it really counts, more living space, more practicality and more room for everyday life to happen comfortably.

Best of all, the hard work has already been done.

Move in, unpack and start enjoying it.

Tenure: Freehold

Property Type: Semi Detached House

- Extended Semi-Detached House
- Three Bedrooms
- Off-Road Parking
- More Accommodation Than Meets The Eye
- Sought After Location, Close to Local Schools, Shops & Amenities
- Very Well Presented
- Downstairs Utility & Shower Room
- Well Look After, Low Maintenance, South Facing Rear Garden
- Gas Central Heating
- Double Glazed

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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.

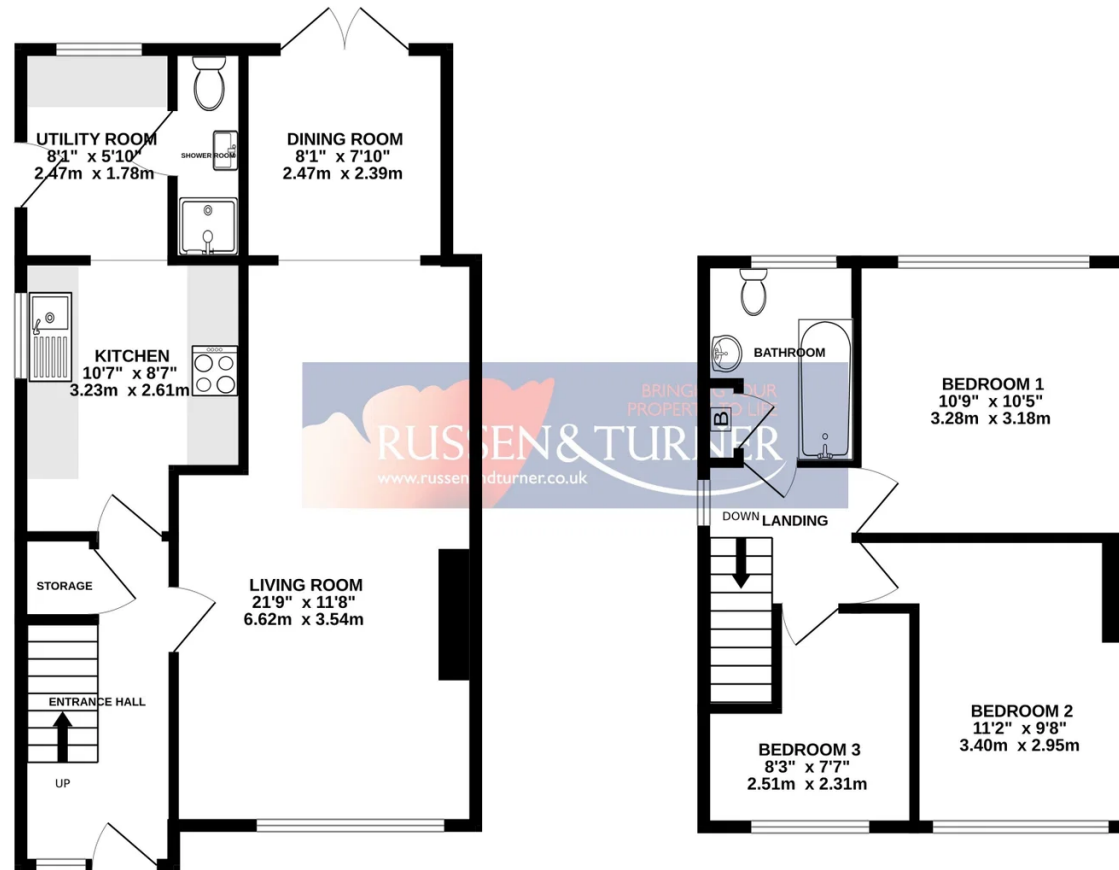
Buyers should verify any points that are important to them before proceeding.

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GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.8 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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