



Family Home - 2 Orchard Crescent, King's Lynn

£285,000

What3Words: glorified.earl.boosted

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

A beautifully presented and modern three bedroom semi detached house, occupying a pleasant position overlooking an attractive green area and offered for sale with no onward chain.

Designed for modern family living, the property offers light and airy accommodation throughout. The bay fronted lounge provides a welcoming place to relax, while the spacious kitchen dining room forms the heart of the home, complete with French doors opening onto the rear garden, creating an excellent space for everyday living and entertaining alike.

Upstairs there are three well proportioned bedrooms, including a principal bedroom with ensuite shower room, together with a family bathroom.

Outside, the property continues to impress. The rear garden is larger than average for a home of this type and enjoys a good degree of privacy, making it ideal for families, gardening enthusiasts or those who simply enjoy spending time outdoors. To the front there is a driveway providing parking for two to three vehicles, together with a garage benefiting from power and lighting.

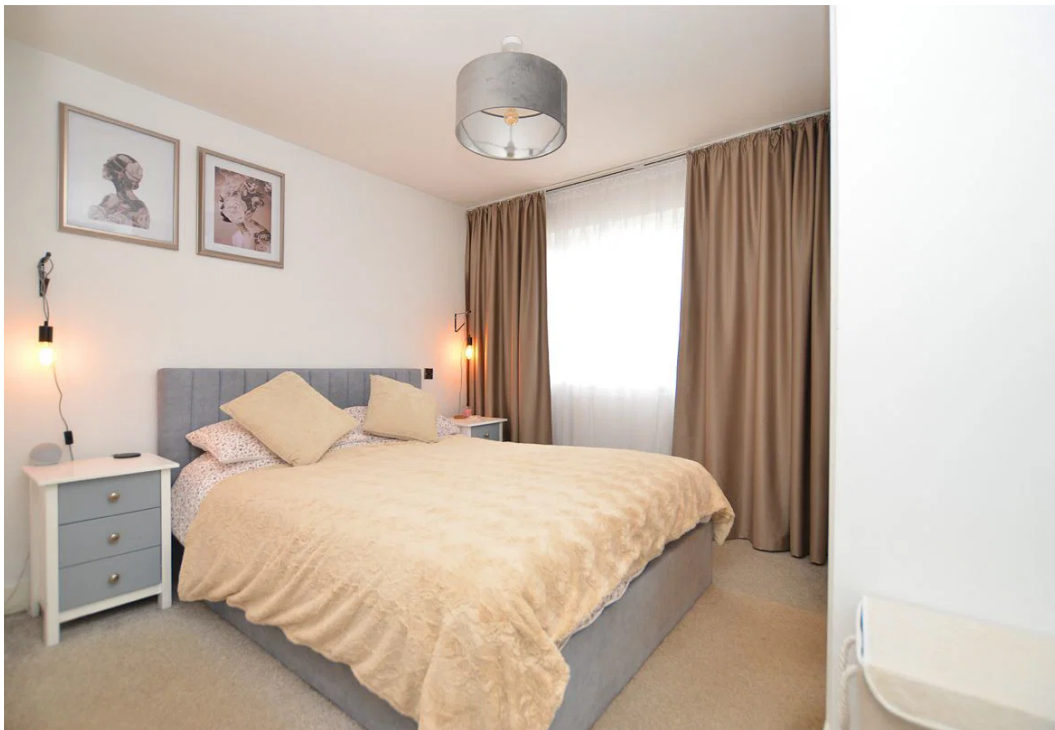
Located within the catchment area for the highly regarded Springwood High School and enjoying easy access to local amenities, this is a superb opportunity to purchase a well maintained family home in a popular and convenient location.

Property Type: Semi Detached House

- No Chain
- Springwood Catchment
- Overlooks Green
- Three Bedrooms
- Ensuite Shower Room
- Bay Fronted
- Kitchen / Dining Room
- Turn-Key Ready
- Generous Garden Size

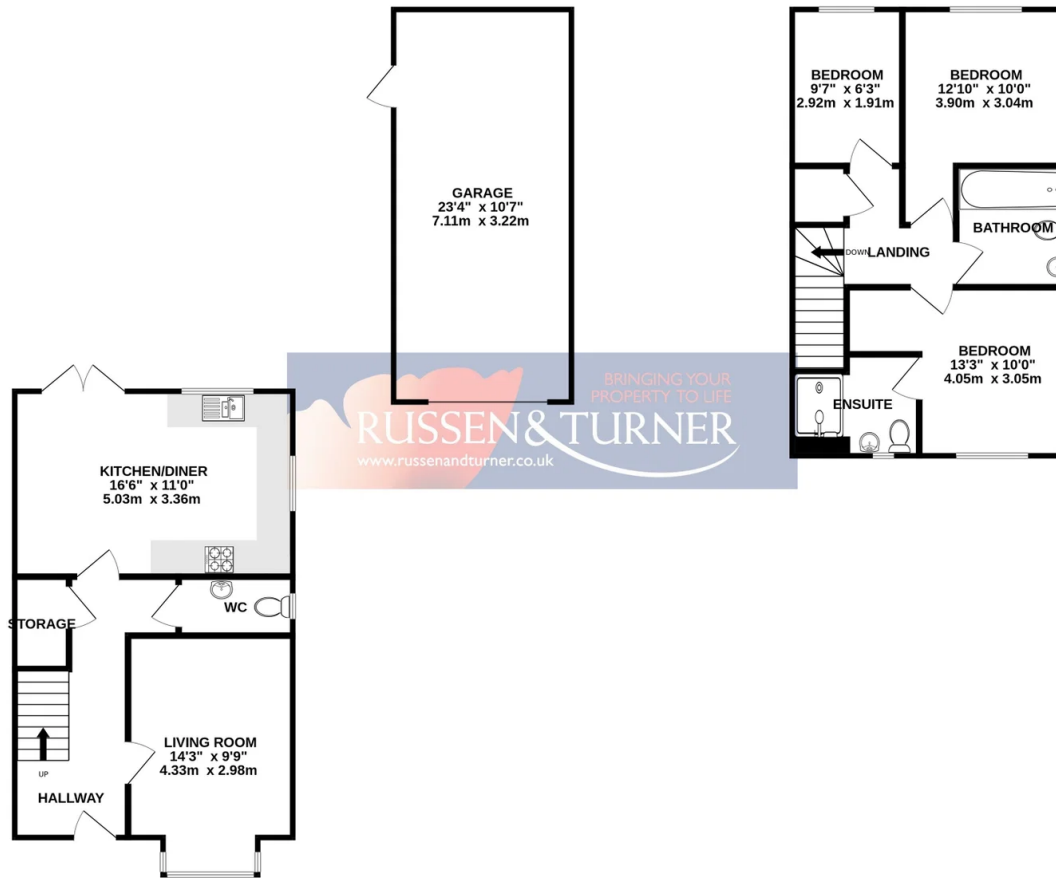
Disclaimer

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 £20.50 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.



GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.1 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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