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fabulous family home - 20 Kings Avenue, King's Lynn PE30 5NS

What3Words: owners.homes.skip

Guide Price

£239,995 - £250,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Guide Price: £239,995 - £250,000. Tucked away within a cul de sac location, conveniently positioned for the town centre and railway station, this extended semi detached home offers surprisingly spacious and versatile accommodation that is perfectly suited to modern family life.

The heart of the home is undoubtedly the impressive kitchen and dining room, a wonderful social space enhanced by a vaulted ceiling that creates a real sense of light and openness. The accommodation is flexible in its layout, providing up to four bedrooms and two bathrooms, making it ideal for growing families, those working from home, or buyers seeking multi generational living.

A particular feature is the ground floor bedroom suite which benefits from its own ensuite shower room, creating an ideal space for an older relative, independent teenager, or visiting guests. Further accommodation includes a comfortable lounge, day room, ground floor W.C., generous storage areas and three first floor bedrooms served by the family bathroom.

Outside, the south west facing rear garden enjoys plenty of afternoon and evening sunshine, while a driveway provides off road parking for a small vehicle.

Offering space, flexibility and a highly convenient location, this is a home that can adapt to changing family needs for many years to come.

Property Type: Semi Detached House

- Extended family home
- Four Bedrooms
- Two bathrooms
- Flexible layout
- Vaulted ceiling
- Large kitchen
- Ground floor W.C.
- South West Garden
- Ample storage
- Cul-de-sac

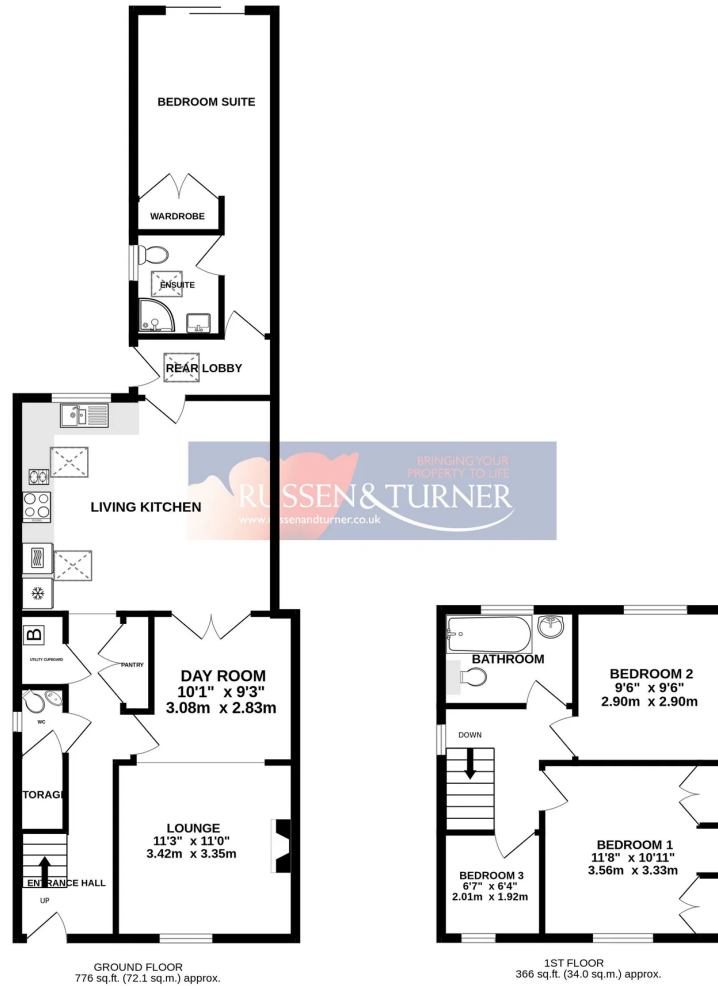
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1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details 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.



The kitchen/diner offers a wonderful hosting space





GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.

1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.

TOTAL FLOOR AREA : 1143 sq.ft. (106.1 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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