



Methuen Avenue, King's Lynn
what3words: stepping.conductor.meaning

£229,995

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Situated within a popular residential area of King's Lynn, this well-presented three-bedroom end-of-terrace home offers spacious and versatile accommodation, perfectly suited to modern family living.

The property welcomes you through an entrance porch into a central hallway, setting the tone for the generous accommodation beyond. The heart of the home is undoubtedly the impressive open-plan living and dining room, a bright and sociable space ideal for both everyday family life and entertaining. Double doors open directly onto the rear garden, allowing natural light to flood the room while creating a seamless connection between indoor and outdoor living.

To the rear of the property, the spacious 16ft kitchen provides ample workspace and storage, making it ideal for keen cooks and busy households alike. Beyond the kitchen is a highly practical utility room/conservatory, offering additional flexibility and direct access to the garden.

Upstairs, the first floor comprises two generous double bedrooms, both benefitting from built-in wardrobes, alongside a comfortable third bedroom which could equally serve as a nursery, home office or guest room. The accommodation is completed by a family bathroom.

Externally, the property continues to impress. To the front, there is the convenience of off-road parking, while to the rear lies a beautifully maintained west-facing garden, providing the perfect setting to enjoy the sunshine throughout the warmer months. A private garage further enhances the property's appeal, offering valuable storage or secure parking.

The location is particularly convenient, with a range of local amenities close at hand, including schools, supermarkets, parks and leisure facilities. King's Lynn town centre is easily accessible and offers an excellent selection of shops, cafés, restaurants and transport links, including direct rail services to Cambridge and London King's Cross.

Combining spacious accommodation, excellent outdoor space and a highly convenient location, this delightful family home presents an opportunity not to be missed.

Book your viewing now!

Tenure: Freehold

Property Type: End of Terrace House

- End Terraced Home
- Three Bedrooms
- 24ft Living/Dining Room
- Off Road Parking
- Sought After Location, Close to Local Schools & Shops
- Garage
- Utility Room
- Well-Presented
- Gas Central Heating
- Double Glazed

Disclaimer

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.

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.

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

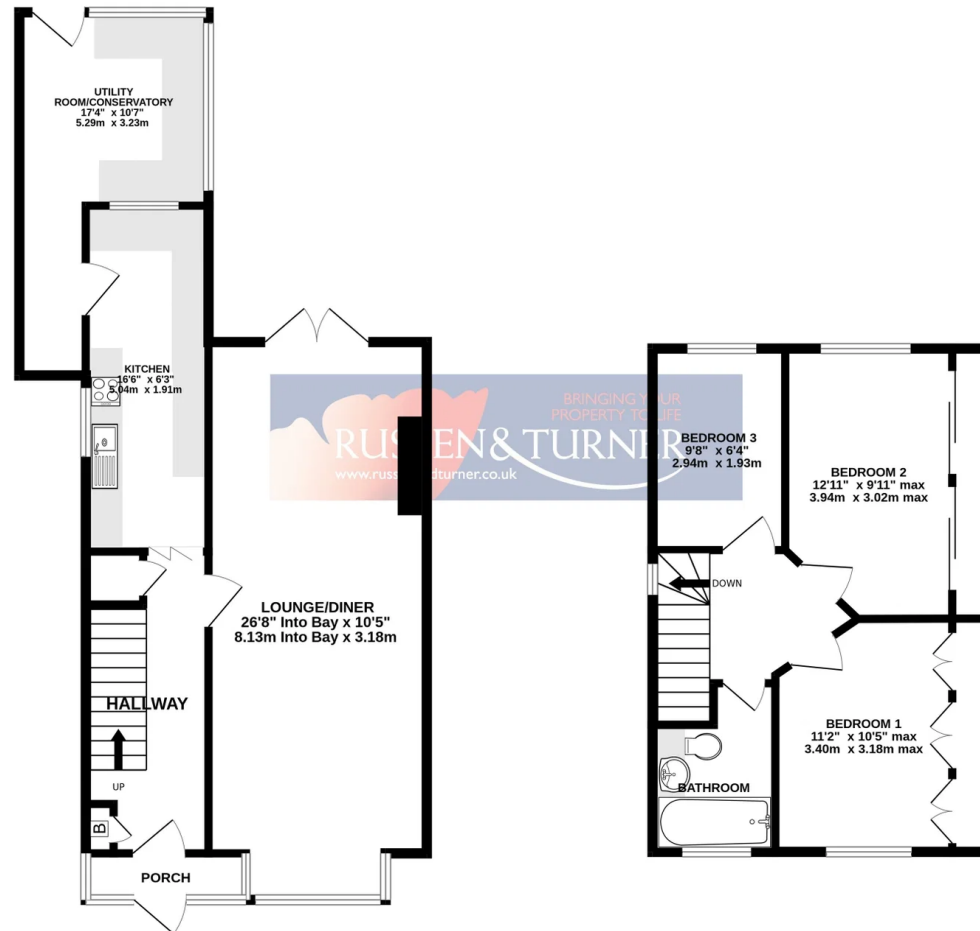
We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.

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.



GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 964 sq.ft. (89.6 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.
Made with Metropix 62026