



  
**RUSSEN & TURNER**  
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**4 Baldwin Road, King's Lynn**

**PE30 4AN**

**£350,000**



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

Set within one of the most sought-after pockets of King's Lynn and West Norfolk, and just a short walk from Springwood High School and the Queen Elizabeth Hospital, this beautifully proportioned three-bedroom detached home invites you to slow down, settle in and imagine life well lived.

A much-loved family home for many years, the property comes to market with no onward chain, offering a smooth and straightforward move. From the moment you arrive, the sense of space is clear, with off-road parking, an attached single garage and the promise of more waiting behind the front door. Inside, the home is bright, airy and welcoming, with well-balanced rooms filled with natural light. At its heart sits the impressive 24ft living and dining room, a space made for everything from relaxed family evenings to lively get-togethers with friends. The kitchen offers excellent storage and room for appliances, while the adjoining conservatory provides a peaceful spot to enjoy the garden throughout the seasons. For those dreaming of modern living, there is exciting potential (subject to planning) to combine these spaces into a generous open-plan kitchen/dining area. A neatly tucked-away cloakroom under the stairs adds everyday practicality.

Upstairs, you'll find three comfortable bedrooms, two generous doubles and a well-sized single, all served by a smart family bathroom. Outside, the deceptively large south-facing rear garden is private, sun-filled and full of possibility. Whether you picture summer barbecues, children at play or a calm green retreat of your own design, this is a blank canvas ready for your ideas and personal style.

Homes in this location, with this level of potential, are rarely available. If you're looking for space, light and the chance to create something truly special, this could be the one. Arrange your viewing now and start imagining the next chapter of your story here.

## 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.

## Property Type: Detached House

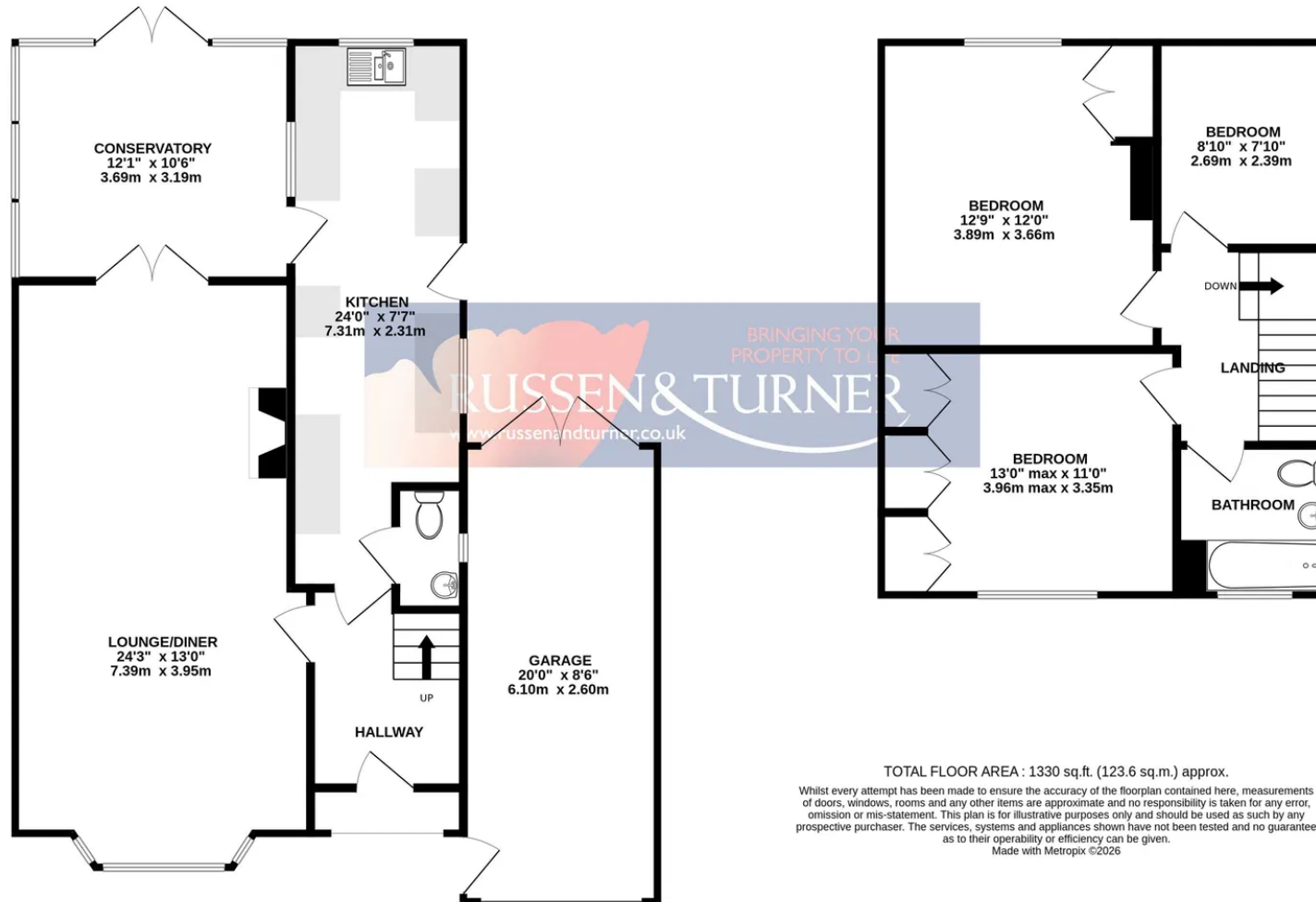
- Detached House
- Three Bedrooms
- No Onward Chain
- Sought After Location - Close to School and Hospital
- Private South Facing Rear Garden
- 24ft Living/Dining Room
- Garage
- Potential to Extend and Improve (STPP)
- Gas Fired Central Heating
- Off-road Parking





GROUND FLOOR  
859 sq.ft. (79.8 sq.m.) approx.

1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1330 sq.ft. (123.6 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.  
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