



16 Balmoral Road, Gaywood, King's Lynn, PE30 4DE

£227,500

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

This well maintained semi-detached home offers a fantastic combination of ready to move into condition and future potential, making it ideal for first time buyers, families or investors alike.

Inside, the property has been thoughtfully updated with new flooring throughout and a full re-decoration, creating a bright and welcoming feel. The ground floor centres around an open plan kitchen and dining space, designed for modern living, with a natural flow that works perfectly whether you are hosting or simply enjoying day to day life.

Upstairs, there are two well proportioned double bedrooms, with many similar homes in the area having been adapted to create a third bedroom, giving you flexibility as your needs evolve. The first floor also benefits from a family bathroom and a separate W.C., a practical feature often appreciated in busy households.

Outside, the property continues to impress. The rear garden is larger than average, enjoys a sunny south facing aspect, and offers a good degree of privacy, making it a great space to relax or entertain. To the rear, accessed via Field Lane, is a detached garage, a rare find in this location, along with ample private parking.

Further benefits include gas central heating, double glazing, and clear potential to extend, subject to the relevant permissions.

Offered to the market with no onward chain, this is a home that gives you the confidence to move quickly, settle in comfortably, and add value over time.

Property Type: Semi Detached House

- Semi-detached home
- Two double bedrooms
- Potential for Three bedrooms
- Open plan kitchen
- Larger than average plot
- Ample parking
- Detached garage
- South facing garden
- No chain
- Desirable location

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.



Fresh paint & new flooring throughout

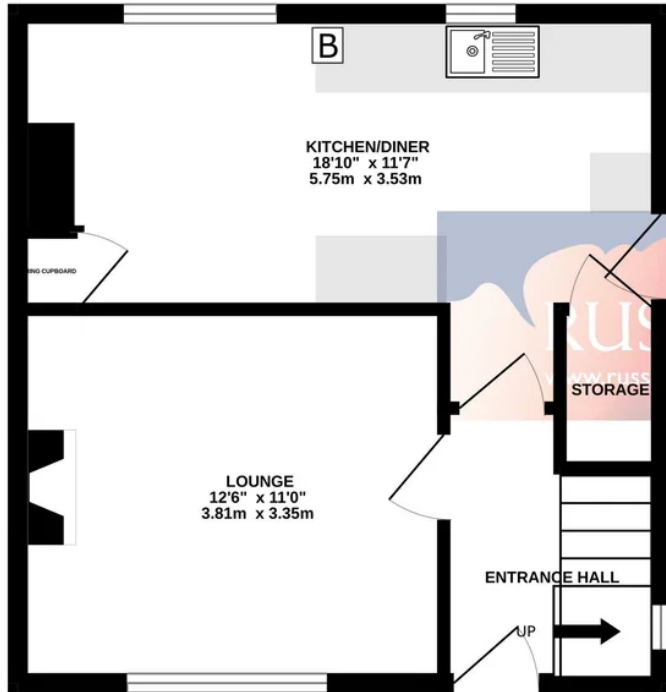


Fantastic size garden

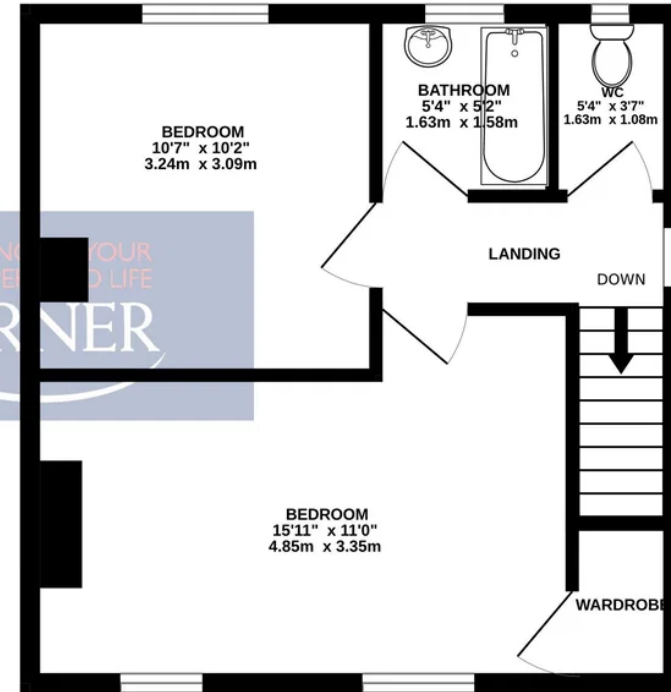


Ample parking & a garage

GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.4 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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