



15 Holcombe Avenue, King's Lynn PE30 5NY

£235,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Welcome to a Home That Grows With You

Set on a generous plot with an impressively wide frontage, this well-proportioned three-bedroom semi-detached home offers the kind of space, flexibility and privacy that's becoming increasingly hard to find.

From the moment you arrive, the ample parking and detached garage hint at the practicality on offer, while inside, the layout has been designed with real family living in mind. Two reception rooms give you options, whether it's a cosy lounge to unwind in or a separate dining or play space that adapts as life evolves. The addition of a ground floor W.C. is one of those everyday luxuries you'll quickly wonder how you lived without.

Upstairs, three bedrooms and a family bathroom provide comfortable accommodation, perfectly suited to growing families, first time buyers stepping up, or even those looking for a smart investment.

Step outside and the real magic begins. The garden is a genuine standout, a large, private and beautifully established space with lawn, fruit trees, and tucked-away corners to enjoy throughout the seasons. Whether it's summer evenings, children playing, or simply a quiet moment with a coffee, this is a space you'll truly appreciate.

With gas central heating via a Worcester boiler and double glazing throughout, the home also offers comfort and efficiency to match its charm.

A fantastic opportunity to secure a home that offers more than most, both inside and out.

Tenure: Freehold

Property Type: Semi Detached House

- Three bedrooms
- Semi-detached home
- Generous plot
- Wide frontage
- Two receptions rooms
- Downstairs W.C.
- Popular location
- Ample parking
- Detached garage
- Cul-de-sac

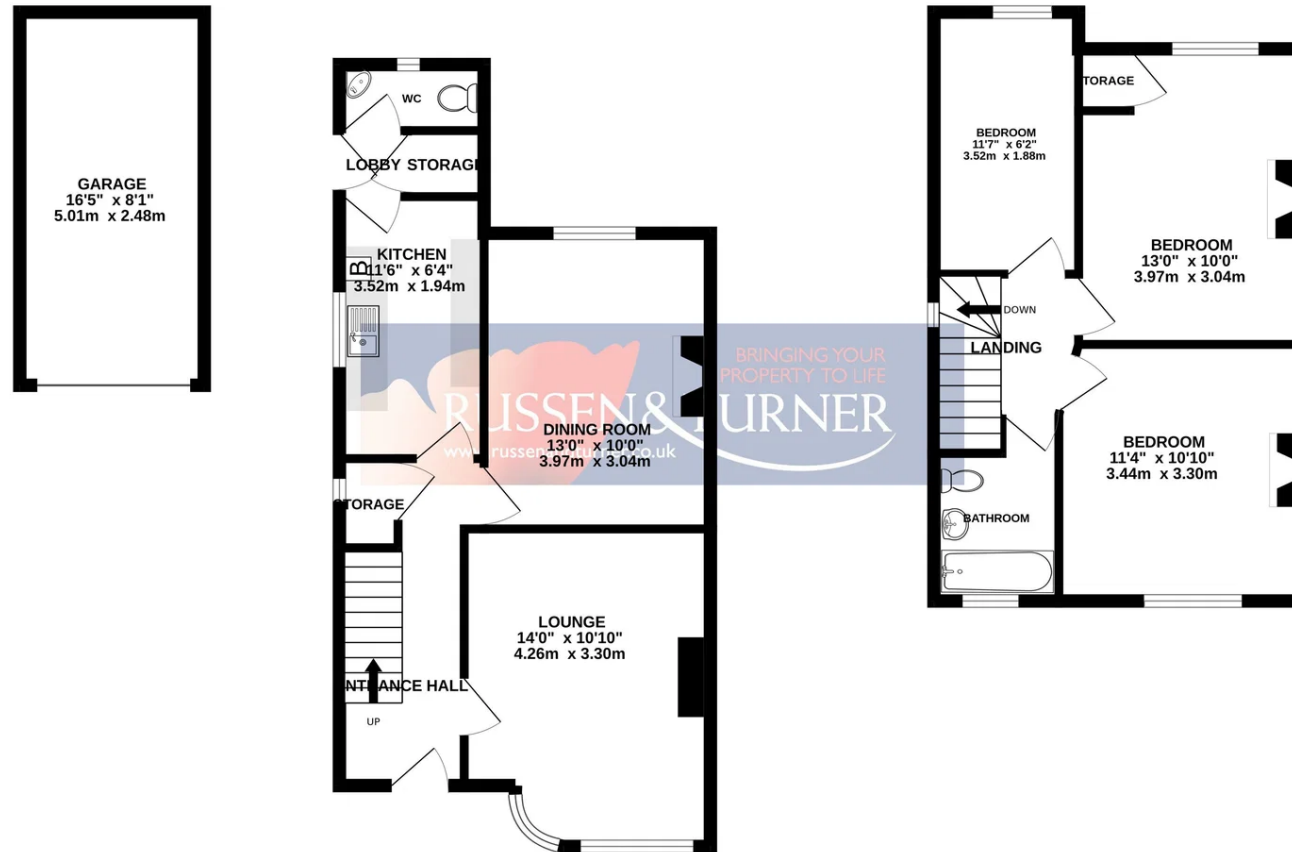
Disclaimer

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
591 sq.ft. (54.9 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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