



**Beech Road, King's Lynn**

what3words; sizes.scar.curiosity

**£209,995**

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

Some homes simply offer more than you expect, and this beautifully presented three/four-bedroom terraced home is a perfect example.

From the outside, it's easy to underestimate what's waiting behind the front door. Step inside, however, and you'll discover a home that combines generous living space, flexibility and convenience, all within walking distance of the town centre. Whether you're taking your first step onto the property ladder, looking for more room to grow, or searching for a home that adapts to modern life, this property delivers on all fronts.

The ground floor has been designed around everyday living. The lounge provides a warm and welcoming place to relax, a space that feels equally suited to quiet evenings as it does catching up with friends and family. Beyond this, the dining room creates a natural social hub, a versatile room where family meals, celebrations and everyday moments can unfold with ease.

The kitchen is well-positioned at the rear of the home, offering practical workspace and storage while remaining connected to the rest of the living accommodation. Whether you're preparing a quick weekday dinner or spending time experimenting with new recipes at the weekend, it's a space designed to work around busy lives.

One of the home's most appealing features is its flexibility. The additional reception room on the ground floor is currently arranged as a study but could easily become a fourth bedroom, playroom, hobby space or dedicated home office. As lifestyles evolve, this is a home that can evolve with them.

Adding further convenience, the ground floor also benefits from a shower room, an increasingly desirable feature for busy households and visiting guests alike.

Upstairs, three comfortable bedrooms provide well-balanced accommodation, offering space for family, guests or remote working. The family bathroom completes the first floor, ensuring the home functions just as well as it feels.

Outside, the rear garden provides a private outdoor retreat. Predominantly laid to lawn with a patio area for outdoor dining and entertaining, it offers enough space to enjoy without becoming high maintenance. Whether it's a summer barbecue, a morning coffee in the sunshine or somewhere for children and pets to play, it's a garden that complements the home perfectly.

Conveniently located within walking distance of the town centre, this property places shops, amenities, schools and transport links within easy reach, making everyday life that little bit simpler.

Beautifully presented, surprisingly spacious and wonderfully adaptable, this is a home that offers far more than first impressions suggest, and one that's ready to welcome its next owners from day one.

**Tenure:** Freehold

**Property Type:** Terraced House

- Mid Terraced House
- Three Bedrooms
- Two Reception Rooms
- Open Plan Kitchen and Dining Room
- Study/Potential Fourth Bedroom
- Two Bathrooms
- Generous Sized Enclosed Garden
- Well Presented
- Gas Central Heating
- Ideal First Home

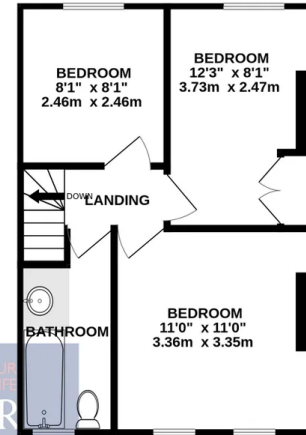
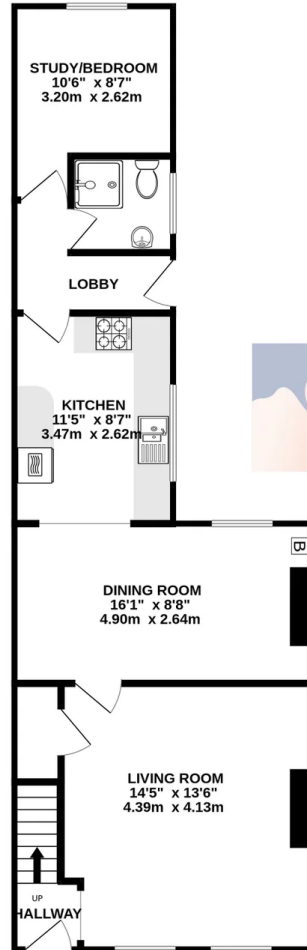
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2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.
3. All 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  
602 sq.ft. (56.0 sq.m.) approx.

1ST FLOOR  
362 sq.ft. (33.6 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.  
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