



Ideal First Home on Birchwood Street, King's Lynn

King's Lynn

£139,995

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

Spacious Three-Storey Home in a Convenient Town Centre Location

There's something appealing about a home that doesn't follow the usual formula. Spread across three floors and positioned within easy reach of King's Lynn town centre, this characterful terraced home offers two generous double bedrooms, fantastic living space and a layout with a personality all of its own.

For a first-time buyer, couple or anyone wanting to be close to the heart of town, it's a home that makes everyday life wonderfully convenient. Shops, amenities and transport links are all within easy reach, while back at home there's plenty of space to switch off and make your own.

The ground floor is where this property really comes into its own.

Stretching to an impressive 24 feet, the open-plan living/dining room gives you far more space than you might expect from the outside. There's room to create a cosy area around the sofa while still having a proper dining space for everything from quick midweek dinners to having friends over at the weekend.

Rather than being separated into smaller rooms, the open layout allows the space to feel sociable and connected, somewhere you can cook, eat, relax and entertain without everyone disappearing into different corners of the house.

From here, the accommodation flows naturally into the fitted kitchen, keeping everything conveniently connected while still giving the kitchen its own defined space.

Beyond is a useful rear lobby/utility area, somewhere to keep laundry and everyday household jobs away from the main living accommodation, while the ground-floor shower room adds another practical element to the layout.

Head upstairs and the first floor is dedicated to two genuinely generous double bedrooms.

The principal bedroom benefits from built-in storage, helping to keep valuable floor space free, while the second bedroom gives you plenty of flexibility. It could be a comfortable bedroom in its own right, a guest room with space to spare or perhaps somewhere to combine sleeping and home-working space if needed.

Continue up once more and the top floor brings something a little different.

Here you'll find the spacious bathroom occupying the upper floor, creating a surprisingly private retreat away from the main living areas. Rather than squeezing everything into a smaller room downstairs, there's a real sense of space, somewhere to close the door, run a bath and properly unwind at the end of the day.

Outside, the low-maintenance courtyard garden provides somewhere to sit out with a morning coffee, enjoy a drink on a summer evening or add a few pots and plants without signing yourself up for hours of gardening every weekend. A useful shed takes care of bikes, tools and additional storage.

And then there's the location.

With King's Lynn town centre within easy reach, this is a home that allows you to leave the car behind and make the most of having shops, places to eat, everyday amenities and transport connections close at hand.

It may look like a traditional terraced home from the outside, but behind the front door there's a 24ft open-plan living space, two excellent double bedrooms and three floors of surprisingly flexible accommodation.

For anyone looking for character, space and the convenience of town living, there's plenty here to make you look twice.

Tenure: Freehold

Property Type: Terraced House

- Mid Terraced House
- Two Bedrooms
- Walking Distance to Town Centre & Train station
- Ideal First Home
- Gas Central Heating
- Double Glazed
- Three Storeys
- Two Bathrooms
- Open Plan Living/Dining Area
- Potential Investment Opportunity

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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.

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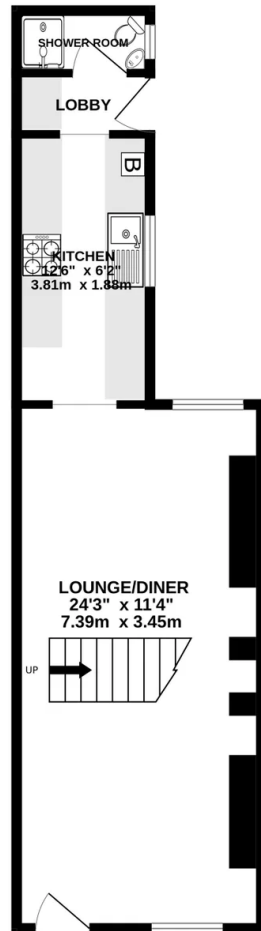
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

Referral Disclosure

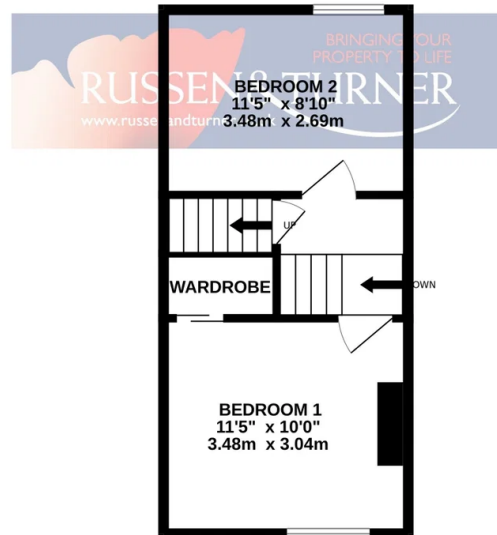
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GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



2ND FLOOR
111 sq.ft. (10.4 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 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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