



**4 Field Road, King's Lynn PE30 4BE**

**£279,995**

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

Nestled at the bottom of Field Road, in one of the most sought after parts of King's Lynn and West Norfolk, is this extended, three bedroom, semi-detached house, the perfect home for anyone that loves to entertain or for a modern, growing family.

The property boasts a wealth of generously proportioned, bright and airy accommodation that has been combined with ample off-road parking, gas central heating and a beautiful, private rear garden.

From the moment you step foot inside, the space is clear, the welcoming entrance hall giving you a glimpse into the accommodation that is to follow. For anyone that loves to socialise, the delightful, kitchen/dining/family room will quickly become the heart of the home. Flooded with natural light thanks to velux windows and French doors, this space would make the perfect setting for a summer party or a warming, winter Sunday roast with all the trimmings. Once your guests have gone, or, you want a more cosy environment to spend time in, the 30ft living room is the ideal spot, great for a catch up with friends over a cup of tea. Downstairs you'll also find the family bathroom. Upstairs, the space continues, all three bedrooms are excellent doubles ensuring no arguments over who gets which room, the main and third bedroom even boast fitted wardrobes. The entire home is ready for you to enjoy from the moment you turn the key in the front door.

A gravel driveway to the front of the home ensures there's ample parking for both you and your guests. Just like inside, the rear garden is perfect for entertaining, the manicured lawn and flower beds filled with colour make it a fantastic space for socialising. Enjoying fantastic privacy, you can fire up the BBQ and dine al-fresco with friends, play garden games with the little ones, or, simply sit back, with a good book and soak up some sun.

**Tenure: Freehold**

**Property Type: Semi Detached House**

- Semi-Detached House
- Three Double Bedrooms
- Stunning Presentation - Move in Ready
- Private Rear Garden
- Ample Off-road Parking
- Sought After Location - Close to Local Schools
- 30ft Living Room
- Wonderful Kitchen/Dining/Family Room
- Gas Central Heating
- Fabulous Home for Entertaining

#### 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.



*The perfect room for entertaining*

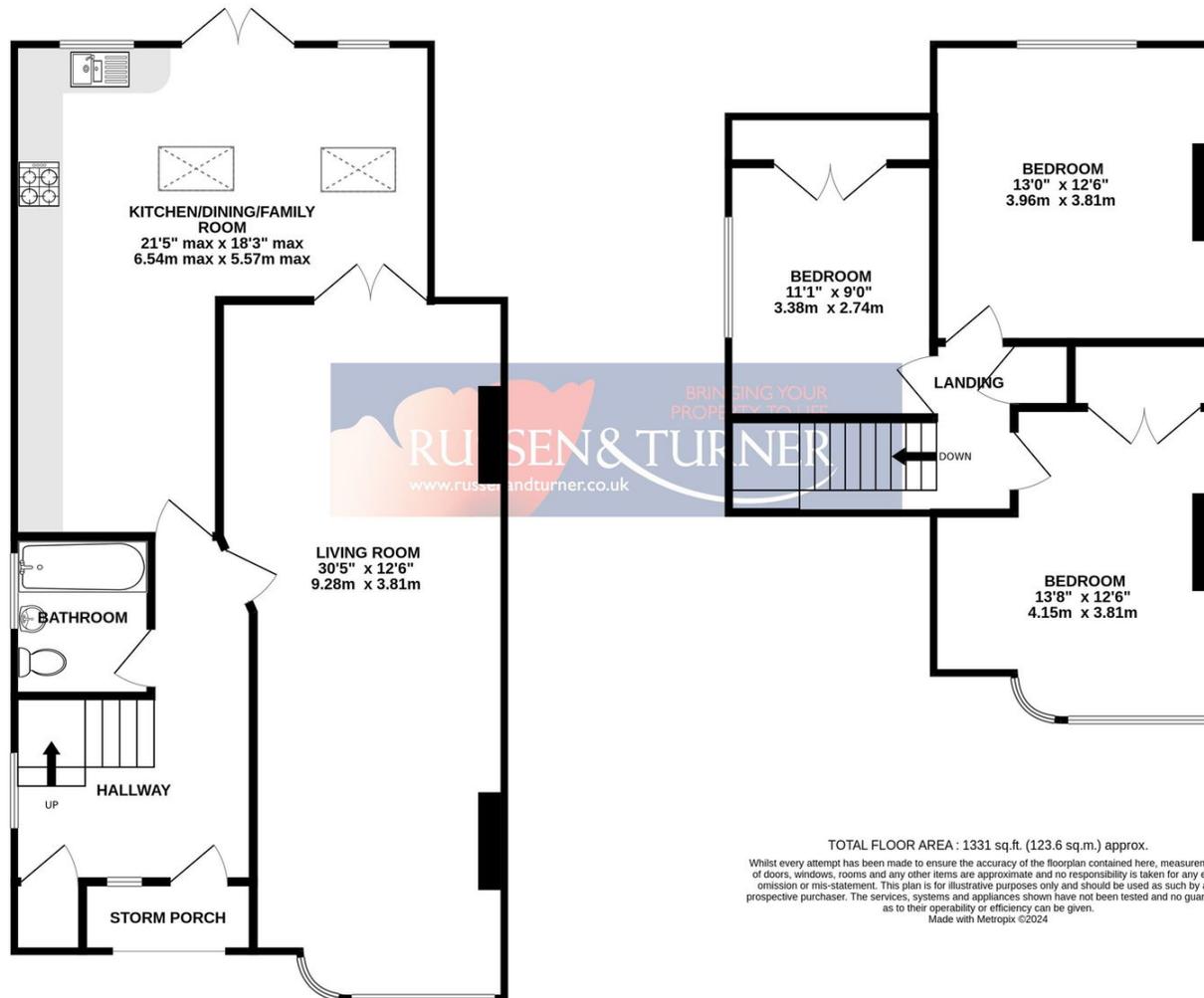


*A bright and airy, 30ft, reception space*



GROUND FLOOR  
823 sq.ft. (76.5 sq.m.) approx.

1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1331 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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