



**51 Fenland Road, King's Lynn PE30 3EU**

**£210,000**

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

Set in one of the most sought-after areas of King's Lynn, this charming three-bedroom semi-detached home is the kind of place that just feels right from the moment you arrive. Whether you're taking your first exciting step onto the property ladder, searching for the perfect family home, or simply looking for a little more room to grow, this property offers an ideal blend of comfort, convenience and future potential.

Just a short stroll from your front door, you'll find everyday life made wonderfully easy. There's a convenient bus stop, local shops for those last-minute essentials, a welcoming takeaway and even a nearby primary school, everything you need is right within reach.

Step inside and you'll immediately feel the warmth this home offers. The inviting entrance hall leads into a generous 21ft living/dining room flooded with natural light. It's a space that adapts beautifully to your lifestyle; cosy and calm for relaxed evenings in, yet spacious enough to host family gatherings and Sunday dinners you'll remember for years to come.

The kitchen maximises both storage and workspace, making it a dream for home cooks, whether you're experimenting with new recipes or baking with the kids.

Upstairs, the sense of space continues. Bedrooms one and two are excellent doubles, while the third bedroom makes a comfortable single or a wonderfully flexible space, ideal as a nursery, dressing room, home office or creative hobby room. A well-appointed family bathroom completes this floor.

Outside, the low-maintenance rear garden offers great privacy and the promise of sunny weekends spent relaxing rather than tackling chores. It's an easy space to imagine barbecues with friends or peaceful morning coffees. The partially converted garage adds even more versatility, currently providing a handy utility room with plenty of scope to transform it into a home office, salon, gym, whatever suits your lifestyle. There's still storage space at the rear to keep garden essentials neatly tucked away.

Add in the off-road parking at the front, and this home really does tick all the important boxes.

Warm, welcoming and ready for its next chapter, this is a property that needs to be seen to be fully appreciated. Book your viewing and come see how easily you could make this your home.

**Tenure:** Freehold

**Property Type:** Semi Detached House

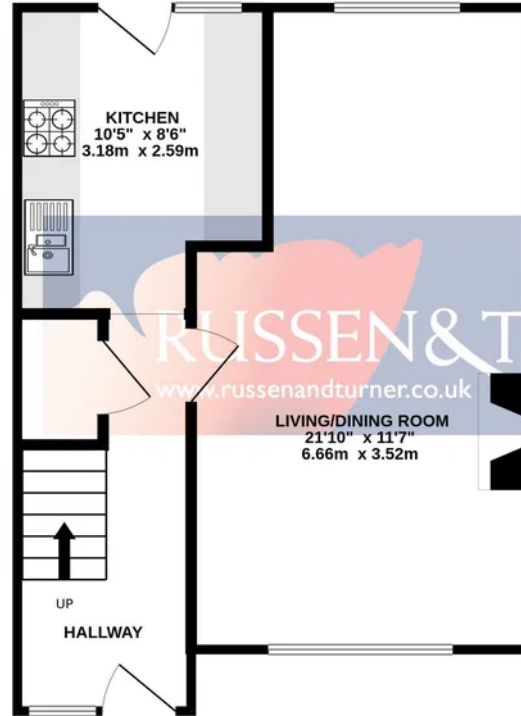
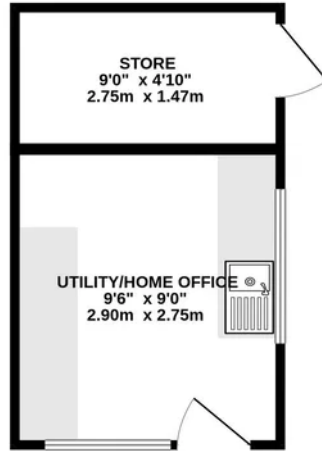
- Semi-Detached House
- Three Bedrooms
- No Onward Chain
- Sought After Location - Close to Schools and Shops
- Private & Low Maintenance Rear Garden
- Off-road Parking
- Ideal First or Family Home
- Utility/Home Office
- Bright and Airy 21ft Living/Dining Room
- Gas Central Heating

#### Disclaimer

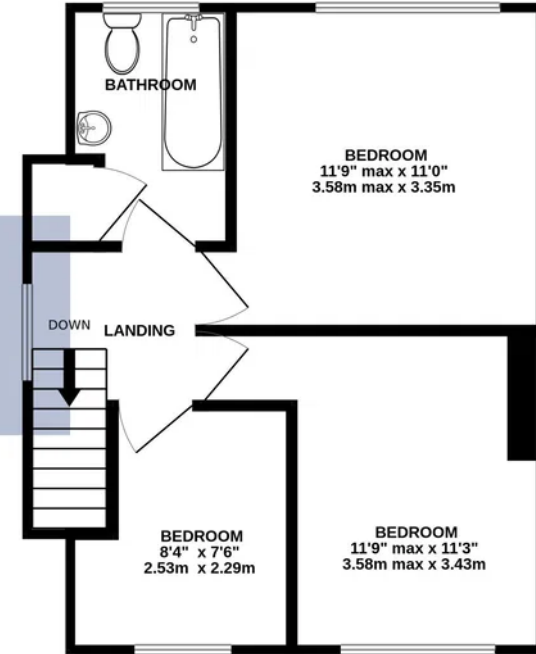
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant 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  
521 sq.ft. (48.4 sq.m.) approx.



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



TOTAL FLOOR AREA : 885 sq.ft. (82.3 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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