



19 Holcombe Avenue, King's Lynn PE30 5NY

£235,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 3

Tucked away within a quiet cul-de-sac on Holcombe Avenue, just a short stroll from The Walks and the train station, this beautifully extended semi-detached home offers the perfect blend of comfort, convenience and lifestyle, ideal for first and second-time buyers ready to take their next step.

From the moment you arrive, there's a sense of ease. The driveway, car port and detached garage with remote electric door take the stress out of parking, while the setting feels peaceful yet incredibly well connected.

Step inside and the home immediately welcomes you in. The lounge, complete with a charming bay window, creates a cosy space to unwind, while to the rear, the real heart of the home unfolds. The extended open-plan kitchen, dining and sitting area is designed for modern living, whether it's hosting friends, enjoying family meals or simply relaxing at the end of the day. With views out to the garden, this space naturally draws you in and makes everyday living feel that little bit more special. A convenient downstairs W.C. adds to the practicality.

Upstairs, you'll find three well-proportioned bedrooms, offering flexibility for growing families, home working or guest space, along with a comfortable layout that just works.

Outside is where this home truly shines. The rear garden is a real delight, generous in size and thoughtfully planted with a variety of trees, flowers and shrubs, creating a colourful, private haven to enjoy throughout the seasons.

Offered with no onward chain and positioned in one of King's Lynn's most popular and accessible locations, this is a home that feels right the moment you walk through the door, ready for you to move straight in and start your next chapter.

Tenure: Freehold

Property Type: Semi Detached House

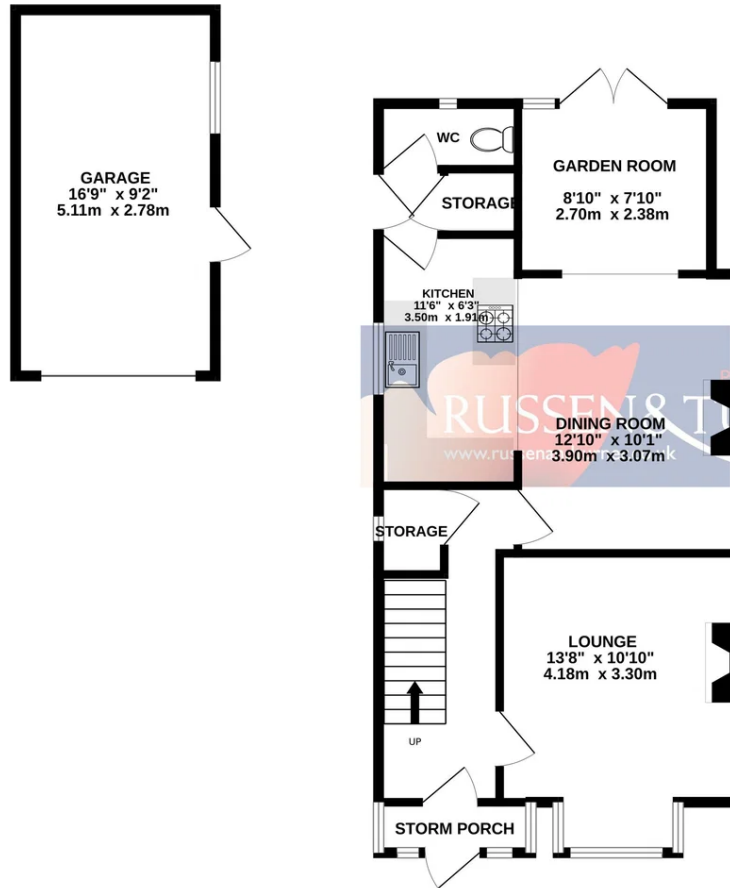
- Semi-detached home
- 3 bedrooms
- Extended
- 3 Receptions
- Generous plot
- Garage & Car-port
- Cul-de-sac location
- Close to town & amenities
- Downstairs W.C.
- No chain

Disclaimer

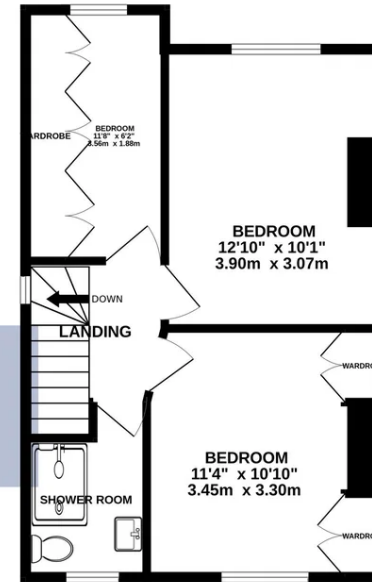
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant 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
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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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