



**Extons Road, King's Lynn**

**King's Lynn**

**£135,000**

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

### **Your First Set of Keys, Your Own Space & The Walks on Your Doorstep!**

Every home has a beginning, and this one could be yours! Imagine picking up the keys, moving in your furniture and finally having somewhere to call your own. Somewhere you can decorate to your taste, invite friends over and start creating memories. Set along Extons Road, just moments from the beautiful Walks Park and within easy reach of King's Lynn town centre, this charming two/three-bedroom end-of-terrace home offers an exciting opportunity to take that first step onto the property ladder.

There's something lovely about finding a home that you can make your own over time. Yes, this property would benefit from some updating, but it's perfectly liveable as it stands, meaning you can move in, settle down and gradually introduce your own style as time and budgets allow. Whether that's a fresh coat of paint, a new kitchen in the future or simply adding those little touches that make a house feel like home, the possibilities are yours to explore.

Step inside and you'll discover a surprisingly spacious lounge/diner stretching over 20ft in length. There's plenty of room to create a cosy seating area for film nights and lazy Sunday afternoons, alongside a dining space for everything from quick weekday meals to having friends and family over. Patio doors open directly onto the enclosed courtyard garden, allowing you to enjoy a little fresh air, your morning coffee or an afternoon in the sunshine.

To the rear, the separate galley kitchen provides a practical space for everyday cooking, with scope to update and personalise in the future. Beyond this, a small lobby with an airing cupboard leads through to the ground-floor bathroom, complete with a bath, shower, WC and wash basin.

Upstairs, the accommodation offers more flexibility than you might expect. There are two comfortable bedrooms, both benefiting from useful built-in storage, while a third room, accessed through the second bedroom, opens up even more possibilities. Perhaps you've always wanted a home office, a dressing room, a hobby space or somewhere for occasional guests. It's a useful addition that allows the home to adapt to your needs.

Outside, the property enjoys a small enclosed front garden and a private courtyard to the rear, giving you outdoor space to enjoy without the commitment of a large garden. The home is accessed via Russell Street and also benefits from uPVC double glazing and electric heating.

And then there's the location, quite possibly one of the biggest reasons to fall in love with this home! Living here means having the wonderful Walks Park practically on your doorstep. Picture morning strolls beneath the trees, weekend walks in the sunshine or simply enjoying a little green space whenever you fancy some fresh air. Better still, a walk of approximately ten minutes through the park brings you into King's Lynn town centre, with its shops, cafés, restaurants and everyday amenities. King's Lynn railway station is also around a ten-minute walk away, offering connections to Ely, Cambridge and London King's Cross. Whether you're commuting, heading out for the day or meeting friends, it's wonderfully convenient to have so much within walking distance.

There's also a welcoming neighbourhood feel, making this an appealing place to put down roots.

This isn't a home pretending to be something it's not. It's a comfortable, well-located property with plenty of potential, offering the chance to move in now and make improvements at your own pace. For first-time buyers especially, that combination of affordability, flexibility and location could be just what you've been looking for.

A little character, plenty of potential and a fantastic location. Your first home doesn't have to be perfect from day one, sometimes the best part is making it yours!

**Tenure:** Freehold

**Property Type:** End of Terrace House

- End Terrace Home
- Two/Three Bedrooms
- No Onward Chain
- Located in a Well Connected Area of King's Lynn
- The Wonderful Walks on Your Doorstep
- Ideal First Time Home - Room to Improve
- Patio doors opening to a courtyard garden
- UPVC Double Glazed
- Walking Distance to King's Lynn Train Station
- Electric Heating

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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.

All measurements are provided as a guide and may not be exact.

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.

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.

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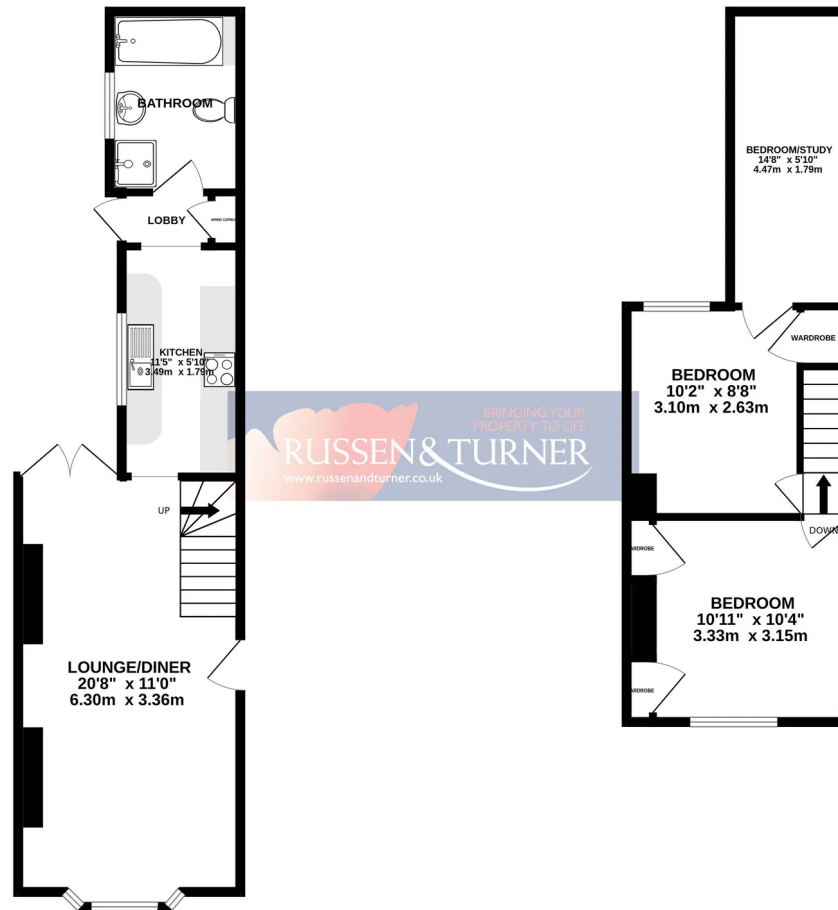


*Bedroom one has built in wardrobe space*



GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.

1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.2 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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