

Shiregreen - An end of terrace house close to the Hospital

Offers Over £190,000

what3words; broached.perfected.sake

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

Your first set of keys, three proper bedrooms and a lot more space than you bargained for!

Who says your first home has to be a compromise?

With a fabulous 24ft+ living/dining room, three genuinely useful bedrooms, a private garden and even a detached garage, this well-presented end-terrace home has a few surprises up its sleeve.

Conveniently positioned for the Queen Elizabeth Hospital, local schools and everyday amenities, it's an ideal choice for first-time buyers looking for somewhere they can move into, make their own and enjoy for years to come.

Step through the front door and you'll soon discover why this home offers more than first impressions might suggest.

The real star of the ground floor is the open-plan living and dining room, stretching to over 24ft in length. There's plenty of space to create a comfortable sitting area at one end and a proper dining space at the other, without either feeling squeezed in.

Imagine finally having room for that big sofa you've always wanted, friends coming over for dinner without everyone balancing plates on their knees, or simply enjoying a lazy Sunday with nowhere else you need to be.

It's a wonderfully versatile room that works just as well for quiet evenings as it does for having everyone round.

Towards the rear, the kitchen offers plenty of worktop and cupboard space, making everyday cooking straightforward, while a door leads directly into the garden for those warmer days when eating outside sounds far more appealing.

And there's a little extra practicality tucked away too.

A separate utility room keeps the washing machine and laundry out of your main living space, while the downstairs WC is another welcome feature, especially when you've got guests over.

Head upstairs and you'll find another reason this home stands apart from the typical first-time purchase.

All three bedrooms are genuinely usable spaces.

The first two are comfortable doubles, while the third is far more generous than the little box room you might expect. In fact, there's room for a double bed if needed.

That means you could have a guest bedroom, a proper home office, a nursery or simply somewhere to keep all those things you haven't quite found a home for yet.

And if your circumstances change in a few years? There's already room to adapt.

The family bathroom completes the first floor, with a bath and shower over giving you the best of both worlds, whether you're rushing out in the morning or enjoying a longer soak after work.

Outside, you'll find a garden that's been designed with enjoyment rather than endless maintenance in mind.

Private, fully enclosed and easy to look after, the rear garden combines a generous patio with artificial lawn and planted borders. There's room for outdoor furniture, a barbecue and a few friends on a sunny afternoon, without the prospect of spending every weekend mowing the grass.

It's a lovely extension of the living space during the warmer months and a manageable outdoor area all year round.

But there's one more feature that really deserves a mention.

Beyond the rear gate, just a short walk from the property, is your very own detached single garage.

A particularly useful bonus in this part of King's Lynn, it provides valuable space for parking a car, storing bikes and belongings or simply keeping those things you don't want taking over the house.

Add everything together and this becomes a particularly appealing package.

A huge living/dining room, three bedrooms that you can actually use, a separate utility, downstairs WC, private garden and a detached garage, all within easy reach of the QEH, schools and local amenities.

Your first home should feel exciting, not like a list of compromises. And with this much space to enjoy, you might find you're in no hurry to move on.

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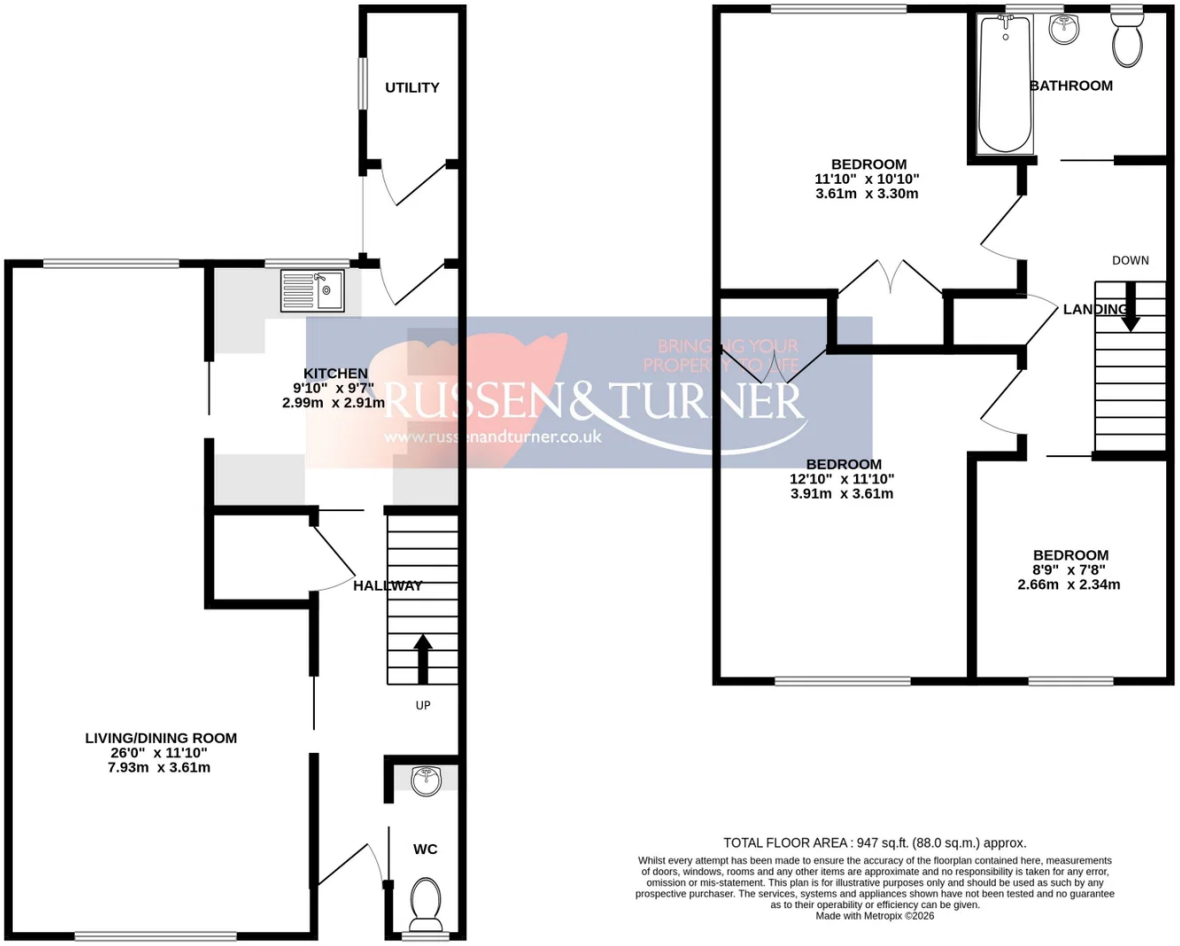






GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



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TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

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