



10 Draycote Close, King's Lynn PE30 3SZ

OIEO £170,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Tucked away down a welcoming cul-de-sac, this two-bedroom mid-terraced home offers a wonderful opportunity for first-time buyers ready to take their first step onto the property ladder, or for those looking for a promising investment with great potential.

Step through the front door and into the entrance hall, where the home begins to unfold. To your left sits a well-laid-out kitchen, a practical space where morning coffees are brewed and evening meals prepared. Moving through the hallway, you arrive at the heart of the home, a spacious and light-filled living room diner. This welcoming space is perfect for both relaxing evenings and hosting friends or family, with sliding doors that open out to the garden, allowing natural light to flood in and creating an easy flow between indoor and outdoor living during the warmer months.

Upstairs, the sense of space continues. The generous main double bedroom provides a comfortable retreat at the end of the day and benefits from built-in storage to keep everything neatly tucked away. Along the landing you'll find a second bedroom, a versatile space that could easily become a child's room, guest bedroom, or a peaceful home office. Completing the first floor is the family bathroom, conveniently located for both bedrooms.

Outside, the property continues to impress with a secure and private rear garden, an ideal spot for summer barbecues, a morning coffee in the sunshine, or simply unwinding after a long day. To the rear, you'll also find the added convenience of designated off-road parking.

While the home would benefit from a little cosmetic updating, it offers the perfect chance to add your own style and personality, transforming it into a space that truly feels like home.

With local schools, shops, and everyday amenities just a short distance away, everything you need for day-to-day living is close at hand.

Warm, welcoming, and full of potential, this is a home where you can easily begin to imagine settling in, making memories, and creating a space that's truly your own. With the added benefit of no onward chain, what's not to like?

Property Type: Terraced House

- Terraced House
- Two Bedrooms
- Electric Heating
- Ideal First Home
- No Onward Chain
- Double Glazed
- Potential Investment Opportunity
- Sought After Area - Close to Local Schools & Shops
- Off Road Parking
- Council Tax Band A

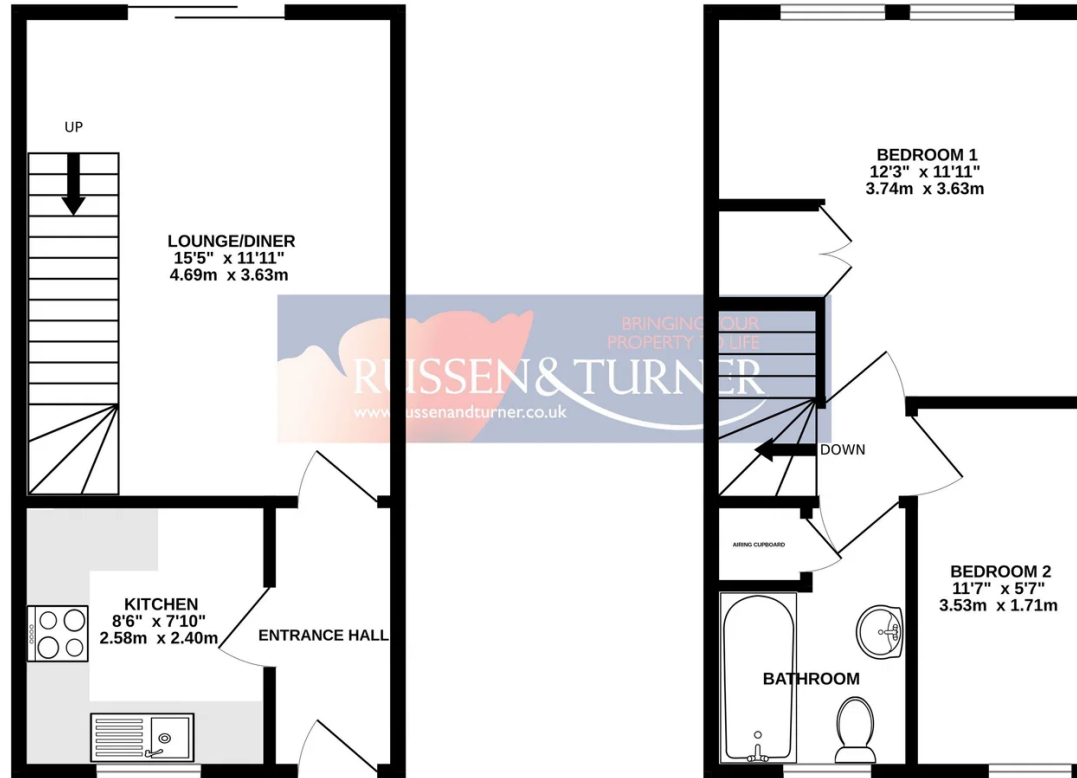
Disclaimer

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
284 sq.ft. (26.4 sq.m.) approx.

1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 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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