



114 Elvington, King's Lynn, PE30 4TA

£410,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 3

Tucked away within the ever-popular Elvington development in King's Lynn, this beautifully presented four-bedroom detached home offers more than just space, it offers a lifestyle perfectly suited to modern family living. With the Queen Elizabeth Hospital and Springwood High School just a short distance away, the location is as practical as it is desirable.

From the moment you arrive, there's an immediate sense that this is a home that has been truly cared for. The generous frontage, ample parking, and attached double garage create a strong first impression, setting the tone for what lies beyond the front door.

Step inside, and you're welcomed by a bright, airy hallway that instantly feels inviting, a space that naturally draws you further into the home. To the left, a versatile room awaits. Whether you imagine it as a quiet home office, a cosy snug to unwind in the evenings, or even an additional bedroom for guests or growing families, it's a space that adapts effortlessly to your needs.

As you continue through, the home begins to truly unfold. Towards the rear, the lounge offers a wonderfully relaxing environment, flooded with natural light and perfectly positioned for both quiet nights in and lively family gatherings. Patio doors open seamlessly into a stunning 16ft x 14ft conservatory, creating a beautiful transition between indoor and outdoor living. This is a space you'll find yourself drawn to throughout the seasons, morning coffee in the sunshine, summer evenings with friends, or simply a peaceful spot to enjoy the garden views.

Back through the heart of the home, the layout continues to impress. A separate dining room provides the perfect setting for everything from everyday meals to special occasions, while the conveniently placed downstairs WC adds to the home's practicality. The kitchen is both stylish and functional, thoughtfully designed with plenty of workspace and room for a breakfast table, ideal for busy mornings or relaxed weekend brunches. Just beyond, the utility room proves invaluable, offering a dedicated space to keep household tasks out of sight and maintain the home's sense of calm and order.

Upstairs, the feeling of space and light continues. Three well-proportioned double bedrooms offer comfort for family members or guests, while a fourth single room provides flexibility as a nursery, dressing room, or study. The principal bedroom is definitely a stand out, complete with its own en suite, your own private space to relax and recharge at the end of the day.

Every corner of this home reflects care and attention, with a bright, airy atmosphere throughout that makes it instantly welcoming.

Step outside, and the garden perfectly complements the interior. Thoughtfully arranged, it offers a balance of lawn and patio space, ideal for children to play, summer barbecues, or simply enjoying a quiet moment outdoors. A tucked-away corner provides the perfect spot for a shed or additional storage, keeping everything neat and organised.

This is more than just a house, it's a place where everyday moments feel a little more special. A home where space, light, and thoughtful design come together to create something truly inviting.

A property like this doesn't just tick boxes - it creates a feeling. And it's one that's best experienced in person. Early viewing is highly recommended.

Tenure: Freehold

Property Type: Detached House

- Detached Family Home
- Four Bedrooms
- Double Garage
- Gas Central Heating
- Versatile Accommodation
- Sought After Area - Close to QE Hospital
- Springwood High School Catchment Area
- Beautifully Presented
- En-Suite Bathroom to Bedroom One
- Conservatory, Utility & Downstairs WC

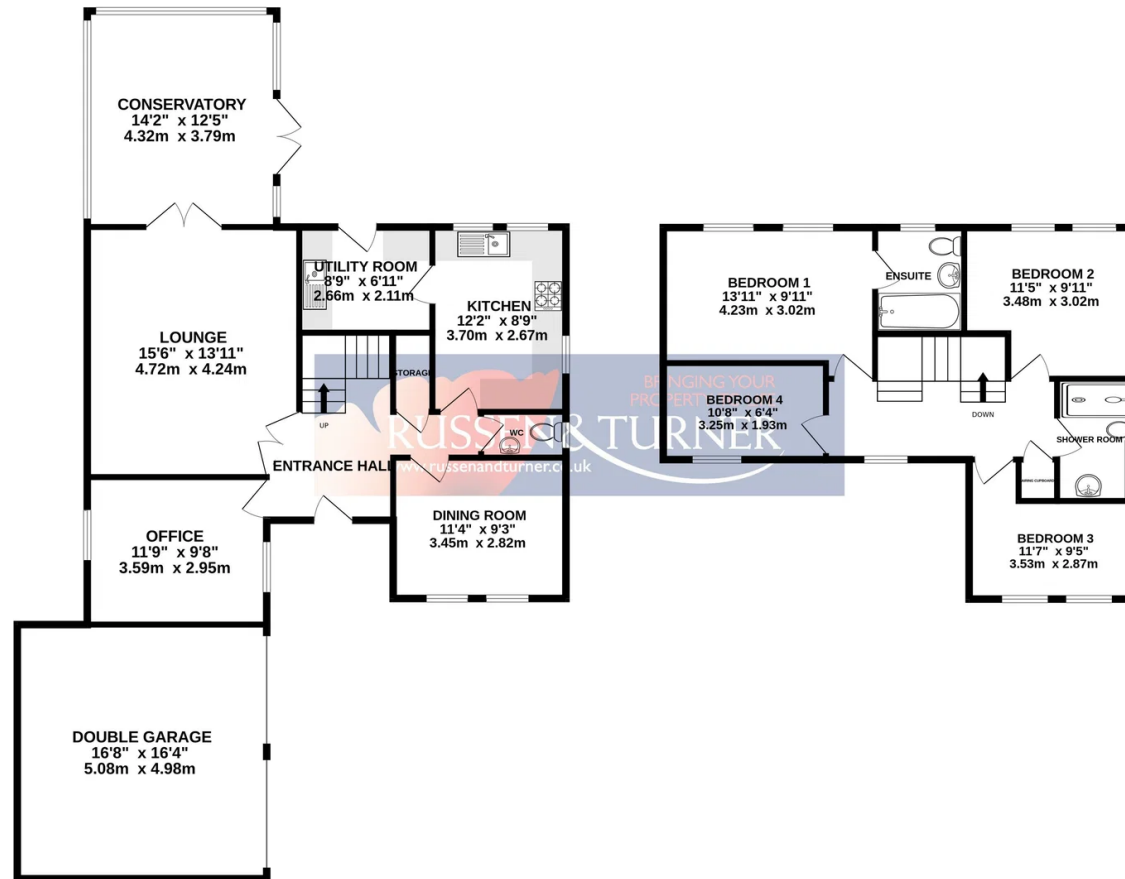
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2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All 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
1191 sq.ft. (110.7 sq.m.) approx.

1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1770 sq.ft. (164.4 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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