



61 Burnham Avenue, King's Lynn PE30 3HD

£280,000

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

Tucked away in the ever-popular Reffley area of King's Lynn, this delightful three-bedroom semi-detached home feels like somewhere you can truly settle into from the moment you arrive, a place where everyday life unfolds with ease, and where new memories are just waiting to be made.

Step through the front door and into a bright, welcoming entrance hall, the kind of space that instantly feels like home after a long day. There's room here for coats, shoes, school bags, all the little things that come with busy family life, and it gently guides you through to the heart of the home.

To your right, the living room stretches out into a beautifully airy 21ft space, bathed in natural light. It's easy to picture cosy evenings curled up on the sofa, laughter filling the room, or lazy Sunday afternoons spent together. The room flows effortlessly into a versatile area at the rear, ideal as a playroom or home office, offering that all-important extra space that modern families need. Whether it becomes a toy-filled haven, a quiet workspace, or even a hobby room, it's a space that adapts as your family grows.

Wander further down the hall and you'll discover a thoughtfully designed galley kitchen, where everything is within easy reach and there's plenty of worktop space to make cooking feel less like a chore and more like part of the rhythm of the home. Through a charming archway, the kitchen opens into a cosy dining area, a lovely setting for everything from quick breakfasts before the school run to relaxed dinners where stories of the day are shared.

Upstairs, the sense of comfort continues. The two main bedrooms are generous doubles, offering calm and restful spaces to unwind at the end of the day, while the third bedroom provides a perfect spot for a child's room, nursery, or even a peaceful home office. The family bathroom completes the first floor, finished in a sleek and modern style, a space designed for both busy mornings and quiet evening soaks.

Step outside and the home continues to impress. A useful outbuilding sits ready to become whatever you need it to be, a craft room, workshop, or simply a practical storage space. To the side, a beautifully kept patio and seating area invites you to slow down and enjoy the outdoors, whether it's summer barbecues with friends, a morning coffee in the sunshine, or watching the children play nearby. The generous rear garden beyond offers plenty of space to run, explore, and grow, a true extension of the home where family life can spill outside.

Warm, welcoming, and wonderfully versatile, this is a home that grows with you, perfectly suited to young families looking for a place to truly call their own. It's easy to imagine life here, and even easier to fall in love with it. Book your viewing now.

**** Some of the external photos have been provided by the vendors ****

Tenure: Freehold

Property Type: Semi Detached House

- Semi-Detached House
- Three Bedrooms
- 21ft Living Room
- Gas Central Heating
- Ideal Family Home
- Modern Family Bathroom
- Sought After Area - Close to Local Schools and Shops
- Generous Rear Garden with Side Patio and Seating Area
- Well Presented
- Double Glazed

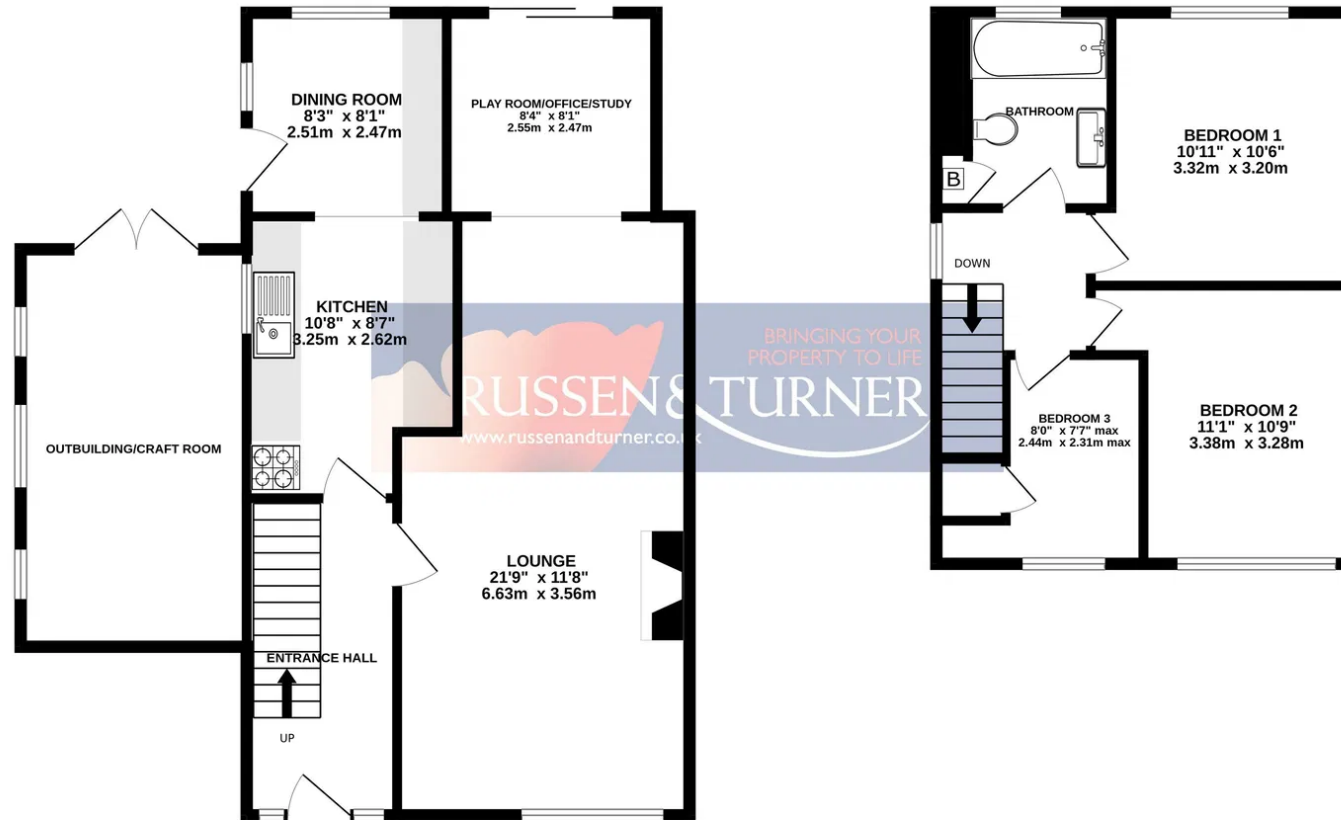
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1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details 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
689 sq.ft. (64.0 sq.m.) approx.

1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 1050 sq.ft. (97.5 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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