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**15 Reeves Avenue, King's Lynn**

**PE30 3DJ**

**£260,000**

**Bedrooms:** 2 | **Bathrooms:** 2 | **Receptions:** 2

Tucked away on a generous corner plot in the ever-popular Grange area of King's Lynn, this charming two-bedroom chalet feels like the kind of home that instantly puts you at ease. With front and rear gardens wrapping gently around the property, there's a lovely sense of privacy and space, somewhere to potter, relax, and truly make your own. Picture slow mornings with a cup of coffee in the garden, or summer evenings spent outdoors as the light fades and the day winds down. There is also the added potential of off road parking, with a slight alteration to the rear gate it would create ample space for parking.

Step inside and you're welcomed by a warm and inviting entrance hall, setting the tone for the rest of the home. Just to the right, a well-placed bathroom and separate WC offer everyday practicality without interrupting the natural flow of the space. From here, the home draws you through into the kitchen, a comfortable, functional room where meals are prepared, conversations start, and routines quietly unfold.

To the left, the dining room provides a cosy setting for shared meals, family gatherings, or relaxed dinner parties. This space opens effortlessly into the generously sized living room, creating a wonderful sense of openness while still feeling snug and homely. It's easy to imagine evenings here, the sofa pulled close, soft lighting, and the room filled with warmth and laughter. From the living room, doors lead straight into the conservatory, a standout feature of the home. Stretching across the full width of the property, this light-filled space becomes an extension of daily life, perfect as a peaceful reading spot, a playroom, a home office, or somewhere to enjoy the garden whatever the weather.

Upstairs, the chalet continues to impress with two spacious double bedrooms, each offering a calm and restful retreat at the end of the day. One bedroom benefits from its own en suite shower room, providing a touch of privacy and comfort, while both rooms feature generous eaves storage, ideal for keeping belongings neatly tucked away while maintaining a sense of space and tranquillity. These rooms feel peaceful and private, perfect for restful nights and slow, quiet mornings.

Outside, the gardens complete the picture. With space at both the front and rear, the outdoor areas offer flexibility, somewhere for children to play, for keen gardeners to enjoy, or simply a quiet spot to sit and soak up the surroundings. The corner plot enhances the feeling of openness, making the home feel wonderfully detached from the bustle of everyday life.

This is a home designed for living, for creating routines, making memories, and enjoying life at a gentler pace. A place where every room flows naturally into the next, and where it's easy to imagine not just living, but truly feeling at home.

#### 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.

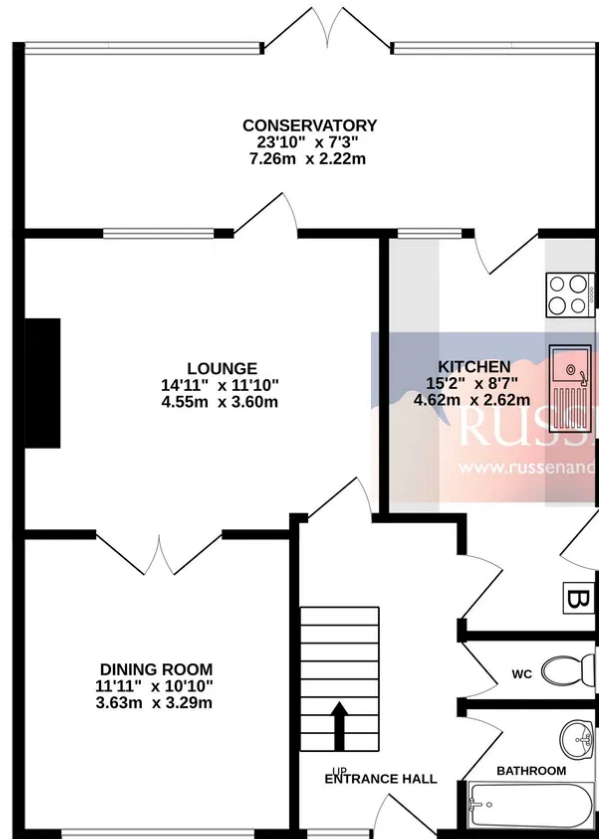
#### Property Type: Semi-Detached Bungalow

- Semi-Detached Chalet
- Two Bedrooms
- En-suite to Bedroom One
- Generous Corner Plot
- Gas Central Heating
- Double Glazed
- 23ft Conservatory
- Sought After Location
- Close to Local Schools & Shops
- Potential Off Road Parking

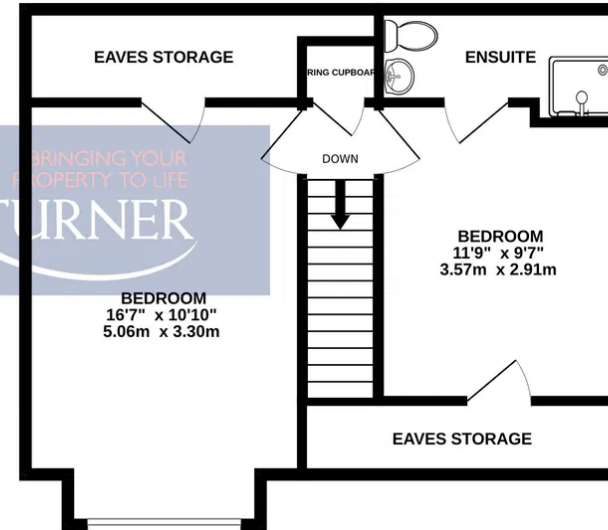




GROUND FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 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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