



**RUSSEN & TURNER**  
www.russenandturner.co.uk

**14 Clifton Road**  
King's Lynn PE30 3DN

**£250,000**

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

Situated in the peaceful and highly sought-after community of The Grange, this charming two-bedroom semi-detached bungalow isn't just a home, it's a place where comfort, light, and space come together beautifully. From the moment you step inside the welcoming entrance hall, you can feel the warmth and care that has gone into every corner.

The lounge invites you to relax, curl up with a book, or enjoy a quiet evening with family. Both double bedrooms are generous and full of warmth, offering a serene retreat at the end of the day. The modern bathroom provides a fresh, clean space to start your mornings with ease, while the kitchen flows effortlessly to a delightful side conservatory, a wonderful additional space to enjoy as a quiet sitting area, garden room or place to relax and enjoy the natural light.

Step outside and the story continues. The bungalow sits on a generous plot, rare for the area, giving you plenty of space to enjoy the outdoors. A converted garage at the front provides a flexible area that could be your home office, gym, craft room, or whatever suits your lifestyle. At the back, a spacious garden beckons, imagine summer evenings, barbecues, gardening, or simply soaking up the peace and privacy it offers.

This isn't just a house; it's a home where memories are waiting to be made. Beautifully maintained, thoughtfully designed, and full of potential, it's ready for someone to step in and start their next chapter. Homes like this don't come along often and it's waiting for you to explore.

Book your viewing now.

## **Disclaimer**

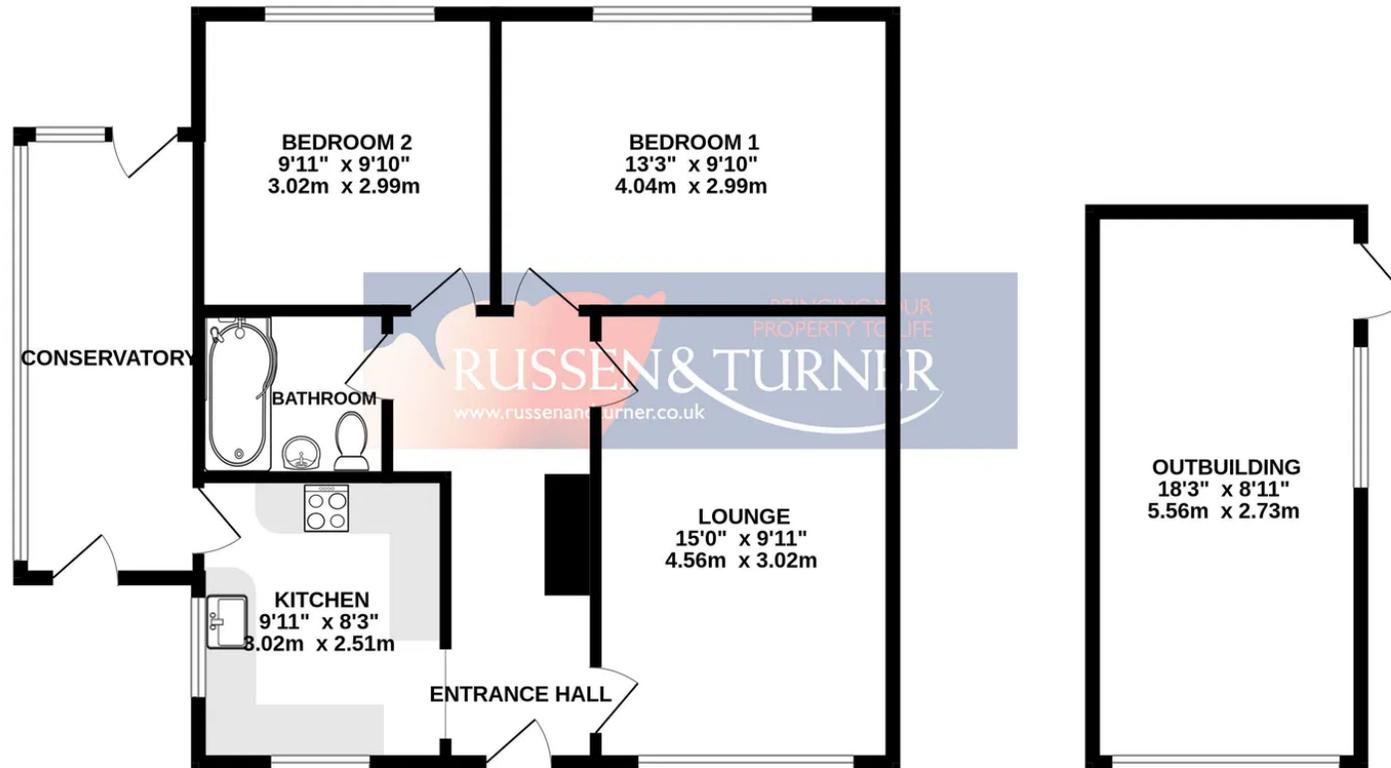
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant 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 Bungalow
- 2 Double Bedrooms
- Converted Garage
- Beautifully Presented
- Gas Central Heating
- Desirable Location - Set in The Grange
- Ample Off Road Parking
- Generous Rear Garden
- EPC C
- Council Tax Band B



GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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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