



157 Anthony Nolan Road, King's Lynn PE30 4GW

£225,000

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

Set along Anthony Nolan Road, in one of the more sought after parts of King's Lynn and West Norfolk, this three-bedroom end-of-terrace home offers more than just a place to live, it's an opportunity to step into something easy, flexible, and full of potential.

Whether you're buying your first home or adding to a portfolio, this is the kind of property that makes immediate sense. With the Queen Elizabeth Hospital just moments away and no onward chain to navigate, the path from viewing to moving in feels refreshingly straightforward.

Step inside and the home opens with a sense of light and practicality. The main reception room is a welcoming, comfortable space, somewhere to unwind at the end of the day, host friends, or simply settle into the rhythm of everyday life. It's a room that doesn't try too hard, but works effortlessly. The kitchen/dining room provides a space for busy modern living, homework after school, quick mid week meals or lazy weekend breakfasts all work in this space, providing a bit of calm during a hectic day.

The layout flows naturally, giving the ground floor a balanced, easy feel, ideal for modern living without wasted space. It's the kind of home where everything is where you need it, without compromise.

Upstairs, three well-proportioned bedrooms provide flexibility for whatever life looks like now, or in the future. The main bedroom enjoys its own en-suite, adding a layer of privacy and convenience, while the remaining bedrooms are served by a separate family bathroom. Whether you need space for family, guests, or a home office, the options are there.

Outside, the practical benefits continue. Off-road parking in front of a single garage offer that all-important convenience, while the garden provides a private outdoor space to enjoy, whether that's a quiet morning coffee, a bit of fresh air after work, or a low-key summer get-together.

With mains gas central heating, the home is comfortable year-round, while the location keeps everything within easy reach, making day-to-day life that little bit smoother.

This is a home that doesn't overcomplicate things. It offers space where it matters, a layout that works, and the freedom to move straight in or gradually make it your own. Straightforward, well-located, and full of potential—it's exactly the kind of opportunity that's worth acting on.

Tenure: Freehold

Property Type: End of Terrace House

- End of Terrace House
- Three Bedrooms
- Close to Hospital
- Ideal First Home
- Potential Investment Opportunity
- Off-road Parking and Garage
- En-suite to Main Bedroom
- No Onward Chain
- Gas Central Heating
- Popular Location

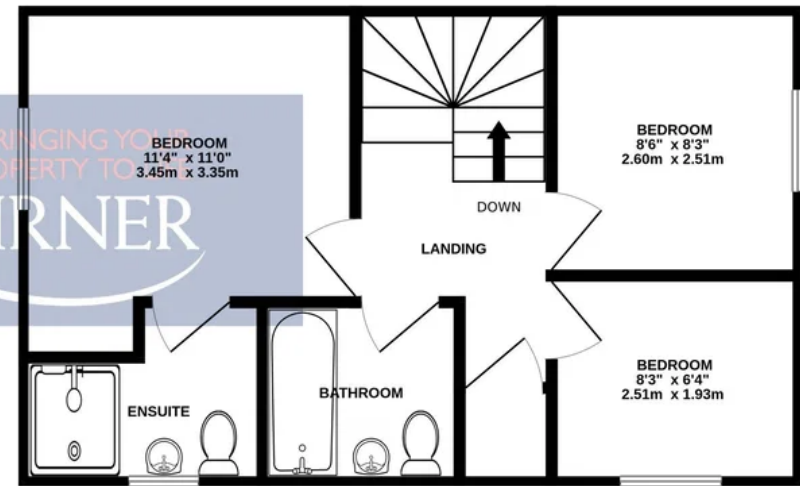
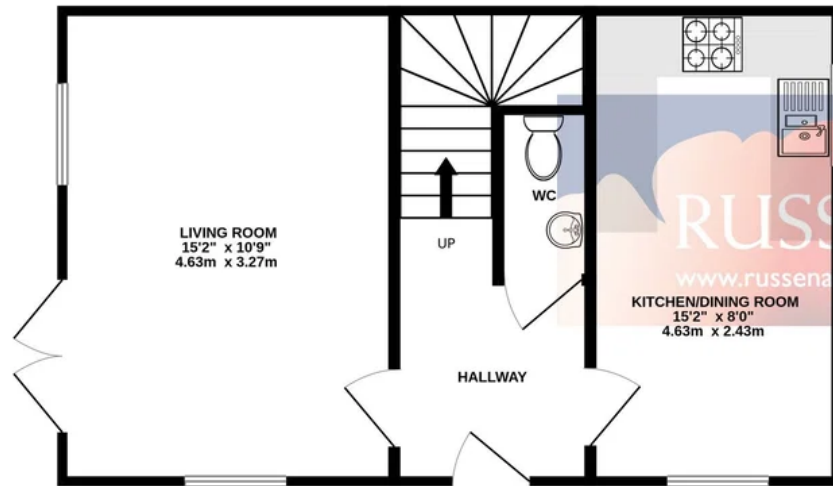
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1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details 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
380 sq.ft. (35.3 sq.m.) approx.

1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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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