



A Wonderfully Presented Home in Grimston

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Offers Over
£250,000

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

Easy village living, generous space and the freedom to make it your own.

Tucked away within a peaceful cul-de-sac in the sought-after West Norfolk village of Grimston, this extended three-bedroom semi-detached bungalow offers the kind of comfortable, easy-going living that works at almost any stage of life.

Whether you're a couple looking for more space, a family drawn to single-storey living or you're thinking about downsizing without compromising on room, there's plenty here to appreciate. Neat, well maintained and now offered as a blank canvas, the property is ready for its next owners to move in and gradually add their own furniture, colours and personality.

The location makes everyday life particularly convenient too. Grimston offers a fantastic selection of village amenities including a doctor's surgery, Post Office and shop, butcher and schools, with a regular bus route providing connections towards King's Lynn. The Queen Elizabeth Hospital is easily accessible, while King's Lynn itself can be reached in around 15 minutes by car. When you're looking for something a little more leisurely, Sandringham and the beautiful Norfolk coastline are only a short drive away.

Step inside and a bright entrance hall provides a welcoming introduction to the accommodation.

At the heart of the bungalow is the generous living and dining room. Filled with natural light and offering plenty of room to create separate sitting and dining areas, it's a space that can easily change depending on the occasion. Enjoy a quiet morning with a coffee, settle down in front of the television or bring everyone together when friends and family come to visit.

The modern kitchen is another space that's ready to be enjoyed straight away. Stylishly finished with plenty of storage and useful worktop space, it also comes with white goods included, helping make that move-in process a little easier.

An inner hallway leads to the three bedrooms and contemporary bathroom.

Bedrooms one and two are comfortable doubles, both enjoying a pleasant outlook across the private rear garden. Bedroom three gives you flexibility. Keep it as a bedroom, create a dedicated home office, turn it into a hobby or craft room or simply have somewhere comfortable ready for overnight guests.

There's also an additional cloakroom, an especially useful feature for visiting family and busy households.

Although the existing accommodation is already generous, buyers looking further ahead may also wish to explore the home's future potential. Subject to professional advice and the necessary planning and building regulation approvals, there may be scope to extend the kitchen further or investigate whether the loft could provide additional accommodation, giving the next owners another opportunity to shape the property around their needs.

Outside, the bungalow sits comfortably back from the road behind a lawned front garden, with a driveway providing off-road parking and access to the attached garage.

To the rear, the garden provides a wonderfully private backdrop. There's a generous lawn with plenty of room for planting, pets or visiting grandchildren, while the patio gives you somewhere to position the garden furniture, enjoy lunch outside or simply make the most of a sunny afternoon.

And that's perhaps what makes this home particularly appealing. You don't have to do anything immediately. Move in, arrange your furniture and enjoy it exactly as it is, then make changes over time if and when you want to.

With village amenities close at hand, King's Lynn easily accessible and Sandringham and the Norfolk coast waiting just a few miles away, this is a well-positioned bungalow offering comfortable living today and interesting possibilities for tomorrow.

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 £24.50 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.

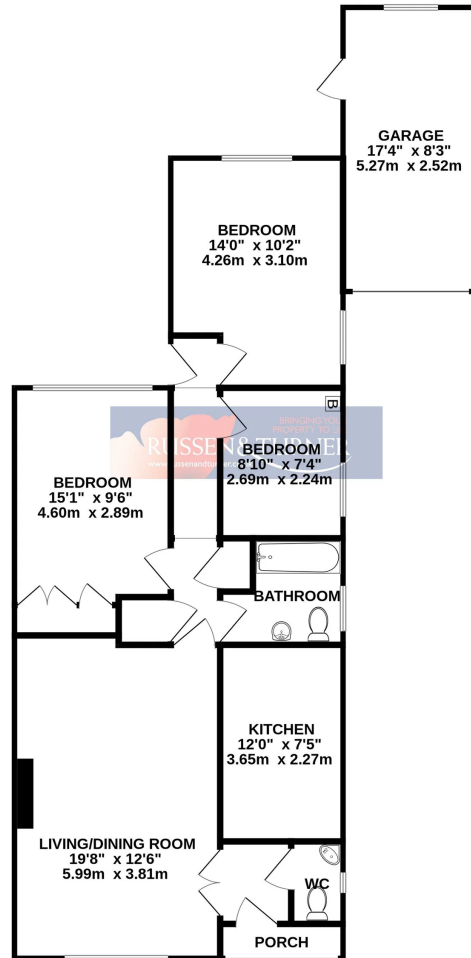
Tenure: Freehold

Property Type: Semi-Detached Bungalow

- Extended Semi-Detached Bungalow
- Three Bedrooms
- Set Within a Cul-de-sac
- Private Rear Garden
- Garage and Off-road Parking
- Generous Living/Dining Room
- Modern Kitchen
- NO ONWARD CHAIN
- LPG Central Heating
- Popular West Norfolk Village



GROUND FLOOR
978 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.8 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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