



**8 Park Avenue, King's Lynn PE30 5NJ**

**Offers Over £195,000**

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

Set in one of the most sought-after pockets of King's Lynn and West Norfolk, this charming three-bedroom mid-terraced home offers a wonderful opportunity to create something truly special. Perfectly positioned just moments from the beautiful Walks park, everyday life here is effortlessly enjoyable, whether that's a peaceful morning stroll beneath the trees, a relaxed walk into town, or simply soaking up the sense of space and greenery right on your doorstep.

The location is one of the home's greatest strengths. From here, you can wander into the historic town centre in minutes to browse the shops, meet friends for coffee or enjoy an evening meal. For commuters, the nearby train station offers convenient direct links to Cambridge and London King's Cross, while local schools and everyday amenities are all within easy reach, making this an ideal setting for a wide range of buyers.

Step inside and you'll immediately sense the potential that lies within. This is a home that invites imagination, a blank canvas ready for you to shape and style to suit your own tastes and lifestyle. The ground floor features two generously sized reception rooms that are beautifully light-filled and flow naturally into one another, creating a sociable and versatile living space. Whether you envision a cosy lounge paired with an elegant dining room, or a more open, contemporary living arrangement, the possibilities here are plentiful.

The kitchen/breakfast room offers another exciting opportunity to design the heart of the home exactly as you wish. There's ample scope to create a welcoming family space, somewhere children can spread out with homework while dinner simmers on the stove, where quick midweek meals are shared around the table, or where long, lazy weekend breakfasts become a cherished routine.

Practical features add to the home's appeal. A useful pantry provides valuable storage, while the rear lobby and cloakroom bring everyday convenience. At the back of the house, a delightful garden room offers an unexpected bonus, a bright and versatile space where you can enjoy views of the garden throughout the seasons. It could become a peaceful reading nook, a hobby space, or simply somewhere to unwind with a cup of tea while watching the garden change through the year.

Upstairs, the sense of space continues. All three bedrooms are comfortable doubles, offering flexibility for family life, guests or working from home. The main bedroom is particularly impressive, with a generous footprint and an abundance of fitted wardrobe space already in place. Completing the first floor is the shower room, another space full of opportunity to update and personalise to reflect your own style.

Outside, the private rear garden has been designed for ease of maintenance, giving you more time to relax and enjoy it. Picture warm summer evenings spent outside with friends, a quiet morning coffee in the sunshine, or perhaps the chance to introduce some planting to create your own green retreat. The garden also benefits from rear access via a lane behind the property, along with a useful store room, perfect for keeping bicycles, tools and garden equipment neatly tucked away.

Opportunities like this are increasingly rare: a well-located home with generous proportions, character and endless potential, all set in one of the town's most desirable areas. With vision and a little creativity, this could become a truly wonderful home, one that reflects your personality, your lifestyle and your future.

**Tenure:** Freehold

**Property Type:** Terraced House

- Mid Terraced House
- Three Double Bedrooms
- Two Reception Rooms
- Sought After Location
- No Onward Chain
- Close to the Picturesque 'Walks' Park
- Private Rear Garden
- Walking Distance to Town Centre and Train Station
- Ready for you to Improve and make your own
- Kitchen/Breakfast Room

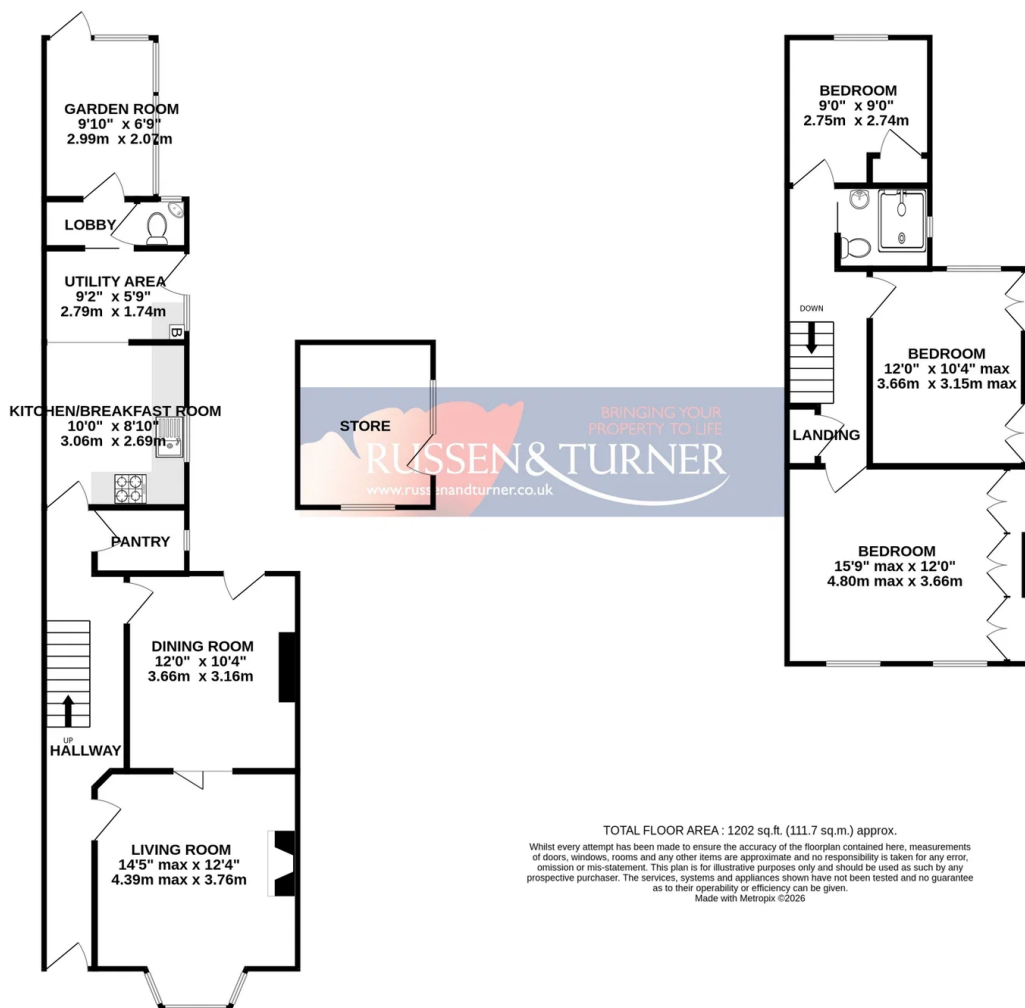
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1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details 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  
718 sq.ft. (66.7 sq.m.) approx.

1ST FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1202 sq.ft. (111.7 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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