



11 Kings Avenue, King's Lynn PE30 5NS

£189,995

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

A Stylish First Step, Your Perfect Move-In Ready Home

If you've been searching for a first home that feels just right from the moment you arrive, this charming two-bedroom mid-terrace could be the one. Set in one of King's Lynn's most sought-after spots, it offers a wonderful balance of comfort, character, and everyday convenience.

From here, life flows easily. A short stroll takes you into the heart of town, past the greenery of The Walks Park, perfect for morning walks, weekend wanders, or simply unwinding after a long day. With shops, cafés, and restaurants close by, everything you need is within easy reach.

Step inside and you'll immediately notice the care that's gone into making this house a home. Thoughtfully updated by the current owners, it's ready for you to move straight in and start enjoying. A practical entrance porch keeps coats and shoes neatly tucked away, leading into a beautifully bright and spacious 26ft open-plan living and dining area. It's a space that adapts effortlessly, cosy nights in, hosting friends, or simply stretching out and relaxing.

To the rear, the kitchen has been newly fitted with both style and function in mind. With ample worktop space and storage, it's ideal whether you love cooking from scratch or just need a space that works around busy days.

Upstairs, the eye-catching spiral staircase leads to two generous double bedrooms. The second room is currently set up as a home office, but it could easily become a guest room, dressing room, or creative retreat. A sleek, modern bathroom, that offers a four piece suite, completes the floor, offering a fresh and relaxing space to start and end your day.

Outside, the garden is a real highlight, a private, sun-filled haven that's perfect for soaking up warmer days. With two patio areas and a well-kept lawn, there's plenty of room for everything from quiet mornings with a coffee to summer barbecues with friends.

For first-time buyers, this home offers that rare combination: style, location, and zero hassle. Simply move in, settle down, and make it your own.

Tenure: Freehold

Property Type: Terraced House

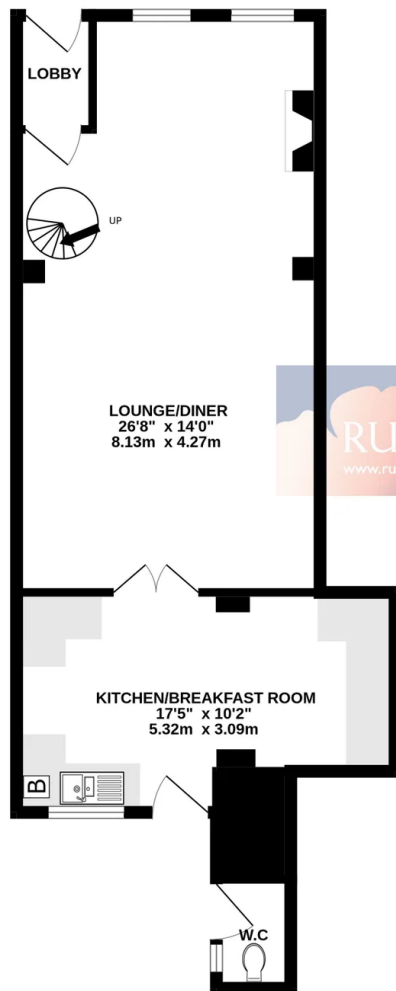
- Mid Terraced House
- Two Double Bedrooms
- Wonderful Presentation - Move in Ready
- Private Rear Garden
- Superb 26ft Living/Dining Room
- Modern Kitchen
- Contemporary Bathroom
- Sought After Location - Close to Town, Train Station and The Walks Park
- Ideal First Home
- Gas Central Heating

Disclaimer

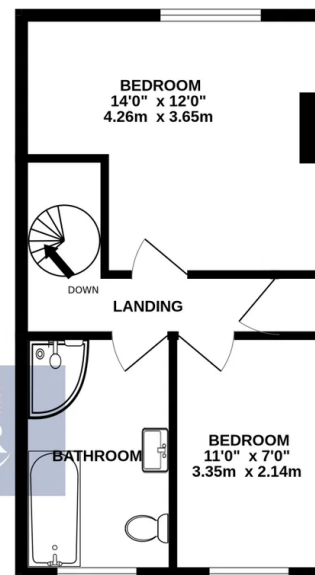
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant 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.



GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



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TOTAL FLOOR AREA : 904 sq.ft. (83.9 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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