



37 Bedford Drive, King's Lynn PE30 3SJ

£175,000

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

Tucked away within the ever-popular Grange area of King's Lynn, this delightful two-bedroom mid-terraced home offers more than just a place to live, it presents an opportunity to create something truly your own. Whether you're a first-time buyer taking that exciting step onto the property ladder, or an investor searching for a promising addition to your portfolio, this home is full of potential and possibility.

As you approach the property, you're welcomed by a neat front garden, setting a pleasant first impression. Step inside and you'll find a layout designed with everyday living in mind. The kitchen sits to the front, a practical space ready to be reimagined to suit your taste and lifestyle. From here, the home opens up into a bright and sociable living and dining area, a space where day-to-day life naturally unfolds, from quiet evenings to hosting friends and family.

One of the true highlights of the home is the seamless connection from the living space out into the rear garden. Bathed in sunlight thanks to its desirable south-facing aspect, this outdoor area becomes an extension of the home itself, perfect for summer barbecues, morning coffees, or simply unwinding at the end of the day. With a little vision, it could be transformed into a wonderful private retreat.

Upstairs, the sense of comfort continues. The property offers two bedrooms: a generous double that provides a relaxing sanctuary, and a second, smaller room that lends itself beautifully to a nursery, guest room, or even a home office for modern living. Positioned between them, the family bathroom and a useful storage cupboard add both convenience and practicality to the layout.

Outside, the property continues to impress with both front and rear gardens, offering space to enjoy the outdoors. A short stroll away, a garage provides valuable storage or parking, complemented by off-road parking directly in front, an increasingly sought-after feature.

Warm, welcoming, and brimming with opportunity, this is a home that invites you to imagine its future. With the right vision, it can be transformed into a stylish and comfortable living space, making it an ideal choice for those looking to create their first home or secure a smart investment in a well-regarded location.

Tenure: Freehold

Property Type: Terraced House

- Mid Terraced Home
- Two Bedrooms
- No Onward Chain
- Sought After Area
- Ideal First Home
- Potential Investment Opportunity
- Garage
- Double Glazed
- Gas Central Heating
- Close to Local Schools, Shops & Amenities

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.



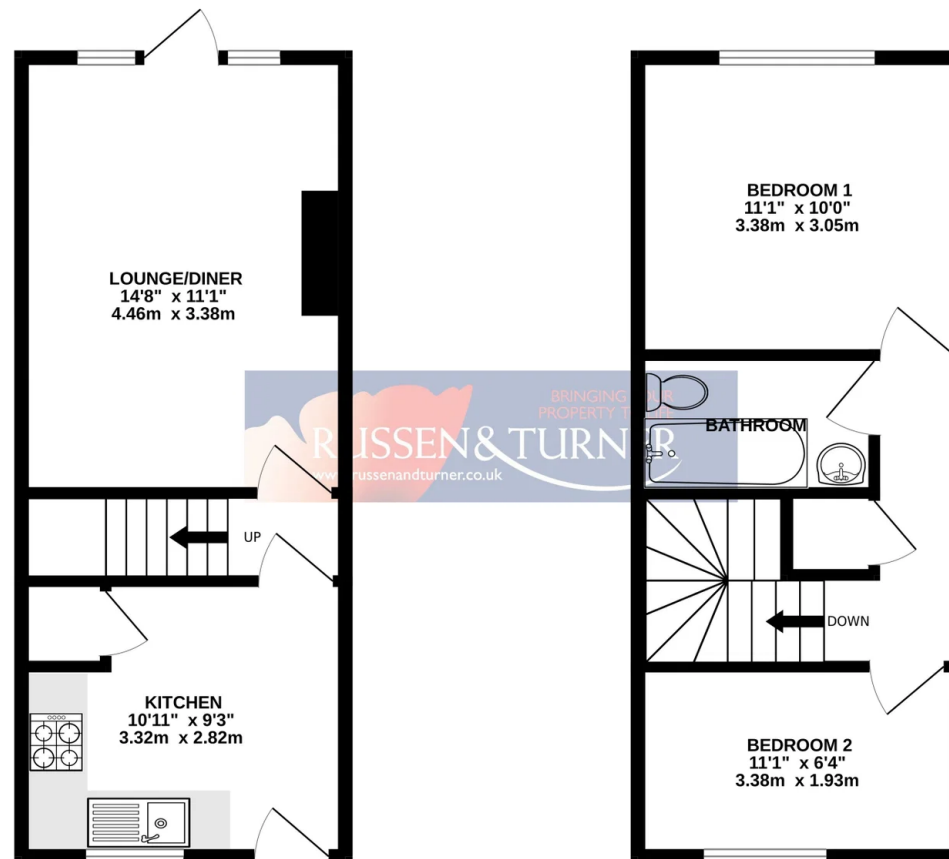
A low maintenance sunny rear garden



Garage & Off-road parking

GROUND FLOOR
287 sq.ft. (26.7 sq.m.) approx.

1ST FLOOR
292 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.9 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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