



**A modern and extended home in Grafton Close, King's Lynn**

**£279,995**

what3words; descended.crisis.pollution

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

Tucked away at the top of a peaceful cul-de-sac, just a short walk from the local primary school and shop, this extended three-bedroom home is the kind of property where you can simply unpack and start enjoying life from day one.

Since moving here in 2021, the current owners have put real thought into making this house their home. They've created a beautiful open-plan kitchen and dining space, introduced bold splashes of colour and fitted a stylish new bathroom, but importantly, the improvements go much deeper than what you can see.

The central heating system has been upgraded, windows and doors replaced and insulation improved, creating a home that's been invested in with comfort and efficiency in mind. Whether you're buying for the first time or searching for somewhere your family can grow into, much of the hard work has already been taken care of.

Step inside and a practical entrance porch provides somewhere for muddy boots, school bags and wet coats before you continue into the welcoming hallway.

From here, the house opens into its real centrepiece.

The open-plan kitchen and dining room is bright, stylish and wonderfully sociable. Modern cabinetry provides excellent storage and plenty of worktop space, while a collection of integrated appliances, including oven, hob, fridge/freezer and dishwasher, keeps everything looking clean and uncluttered.

There's room for a generous dining table too, making this the sort of space where everyday life naturally happens. Breakfast before the school run, homework spread across the table, baking on a rainy Sunday or friends gathered around for dinner, it's a room designed to be properly lived in.

French doors open directly onto the garden, so when summer arrives you can throw them open and allow everything to spill effortlessly outside.

Then, when the entertaining is over, simply slide back the hide-and-slide doors and retreat into the living room.

Cosier and more intimate, it gives the ground floor a brilliant sense of flexibility. Keep the doors open and the two spaces become one fantastic social area; close them and you've got somewhere completely separate to put your feet up, switch on your favourite series and relax at the end of the day.

Upstairs, the move-in-ready finish continues.

There are two comfortable double bedrooms alongside a well-proportioned single. Currently used as a dedicated home office, bedroom three could just as easily become a nursery, dressing room, child's bedroom or guest space as your needs change. Completing the first floor is the beautifully finished contemporary bathroom.

And then there's the garden.

Private, established and bursting with personality, it's a fitting extension of the home inside. There's plenty of space to sit back and enjoy the summer sunshine, while colourful planting and raised beds bring the garden to life throughout the seasons.

For those who enjoy growing their own, the current owners have created dedicated beds for fruit, vegetables and flowers, complemented by a greenhouse where you can take things a little more seriously. Equally, there's plenty of scope to simply sit back with a drink and enjoy the surroundings.

This is a home where the improvements have been made for the right reasons. Stylish where you can see it, thoughtfully upgraded where you can't, and designed around the realities of everyday family life.

For first-time buyers, it means far fewer jobs to worry about after collecting the keys. For a growing family, it offers the space and flexibility to settle in for years to come.

Either way, it's a home that's already been loved, improved and enjoyed, and is now ready for someone new to make it theirs.

**Tenure:** Freehold

**Property Type:** Semi Detached House

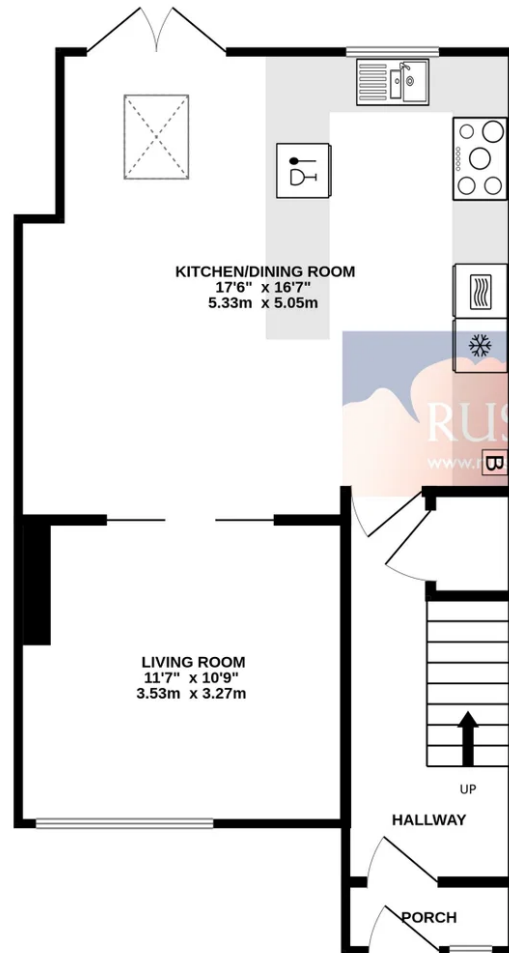
- Semi-Detached House
- Three Bedrooms
- Extended and Much Improved
- Private Rear Garden
- Set at top of cul-de-sac
- Off-road Parking
- Popular Location - Close to Local Amenities
- Modern and Open-plan Kitchen/Dining Room
- Ideal First or Family Home
- Gas Central Heating

Disclaimer

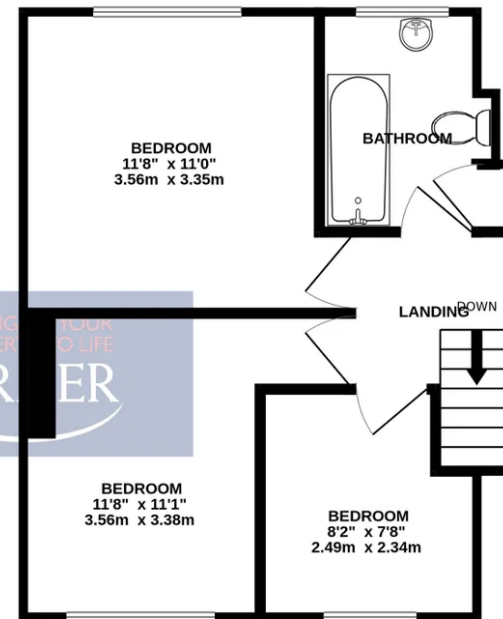
- 1.To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.
- 2.We do our best to make sure our property details are fair, accurate, and up to date, but they're 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.



GROUND FLOOR  
491 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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