



10 Atbara Terrace, King's Lynn
PE30 5BL

RUSSEN & TURNER
www.russenandturner.co.uk

£165,000

Bedrooms: 3 | Bathrooms: 1

Tucked away at the end of a peaceful private lane, just a short stroll from the town centre, this charming three-bedroom end-of-terrace home could be the perfect place to begin your home-owning journey.

From the moment you arrive, there's an undeniable sense of space, a hidden gem that feels a world away from the bustle, yet is within easy reach of everything you need.

Step inside and you'll instantly feel at home. The heart of the house is the impressive 24ft living and dining room, a bright, open, and wonderfully versatile space that effortlessly adapts to modern living. Whether you're curled up on the sofa for a quiet evening in, hosting family dinners, or entertaining friends at the weekend, this room offers the perfect setting for every occasion.

The kitchen is a delight, light, spacious, and well thought out, with generous storage and ample worktop space. The adjacent conservatory floods the area with natural light, creating an ideal spot for informal dining or a sunny corner to enjoy your morning coffee.

Downstairs also features a spacious bathroom. Thanks to its clever layout, the current owners have made excellent use of the space by incorporating a handy utility area, making everyday life that little bit easier.

Upstairs, the sense of space and light continues. Both the main and second bedrooms are generous doubles, offering plenty of room for relaxation and storage. The third bedroom is a versatile and comfortable single, perfect as a home office, nursery, or guest room, giving you the flexibility to adapt the home to suit your lifestyle.

Outside, this property continues to impress. To the front, there's private off-road parking, a huge advantage in such a convenient location. The rear garden is a real highlight: a lush, colourful haven with a neatly kept lawn and mature, well-stocked borders. It's a perfect space for outdoor dining, summer entertaining, or simply unwinding in the sunshine. Secure and enclosed, it's also ideal for children and pets to play safely. At the bottom of the garden, you'll find plenty of room for a greenhouse, shed, or potting area, a dream for anyone with green fingers.

Beautifully maintained and ready to move straight into, this lovely home offers the perfect blend of comfort, practicality, and charm. With its excellent proportions, modern conveniences, and scope to add your own personal touch, it's an exceptional first step onto the property ladder, a place where you can truly put down roots and make your own.

Tenure: Freehold

Property Type: End of Terrace House

- End of Terrace House
- Three Bedrooms
- Generous 24ft Living/Dining Room
- Ideal First Home
- Parking
- Private and Deceptively Spacious Rear Garden
- Gas Central Heating
- Conservatory
- Close to Town Centre
- Modern Kitchen

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
550 sq.ft. (51.1 sq.m.) approx.

1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.

