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**Monkton Way, King's Lynn**

what3words; unzipped.measures.workflow

**OIEO £170,000**

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

Finding a home that offers the right balance of space, practicality and location isn't always easy, but this well-presented three-bedroom home comes remarkably close.

Positioned just over a mile from the Queen Elizabeth Hospital and within easy reach of local amenities, this is a property that feels perfectly suited to first-time buyers, young families and investors alike. Comfortable from day one and thoughtfully maintained throughout, it offers a lifestyle that's both convenient and easy to enjoy.

Step through the front door and you'll find a home designed around modern living. The entrance hall provides a welcoming introduction, complete with useful storage to help keep everyday life organised. Beyond this, the home opens into a generous living and dining space that immediately feels bright, sociable and inviting.

Stretching over 17 feet in length, this is the natural heart of the home. Whether it's relaxing after work, hosting friends for dinner, or enjoying a quiet weekend at home, the space adapts effortlessly to the occasion. French doors at the rear draw natural light through the room while creating a seamless connection to the garden beyond, making the whole area feel wonderfully open and airy.

The kitchen sits alongside, offering a practical layout with fitted units and everything needed for everyday life. Functional and easy to use, it's a space that works just as well for rustling up quick weekday meals as it does for experimenting with new recipes at the weekend. A handy ground-floor cloakroom adds another layer of convenience.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation for a range of lifestyles. The principal bedroom benefits from excellent built-in storage, helping to maximise the available space, while the remaining rooms offer flexibility for family, guests, home working or hobbies. The family bathroom has a fresh, modern feel, complete with a contemporary white suite and shower over the bath.

Outside, the property continues to impress. The rear garden has been thoughtfully landscaped to create a private outdoor retreat that's as attractive as it is practical. Mature planting brings colour and interest throughout the seasons, while the patio provides the perfect setting for summer barbecues, outdoor dining or simply unwinding with a coffee in the sunshine. A lawned area offers space for children, pets or gardening enthusiasts to enjoy, while a rear gate provides direct access to the allocated parking space located conveniently behind the property.

Offering a blend of comfort, convenience and low-maintenance living, this is a home that's ready to be enjoyed immediately while still providing the flexibility to adapt as life changes.

A fantastic first home, a smart investment, and above all, a place that's easy to picture yourself living in.

**Tenure:** Freehold

**Property Type:** Terraced House

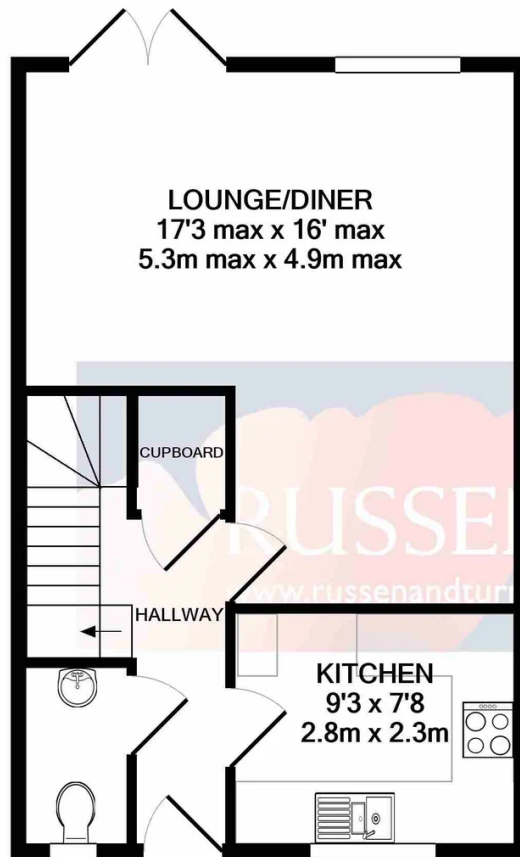
- Ideal First Home
- Three Bedrooms
- Close to Amenities
- Gas Central Heating
- Allocated Off-road Parking
- No Onward Chain
- Just over One Mile to Queen Elizabeth Hospital
- Enclosed Rear Garden
- Modern Kitchen
- Generous Living/Dining Room

#### Disclaimer

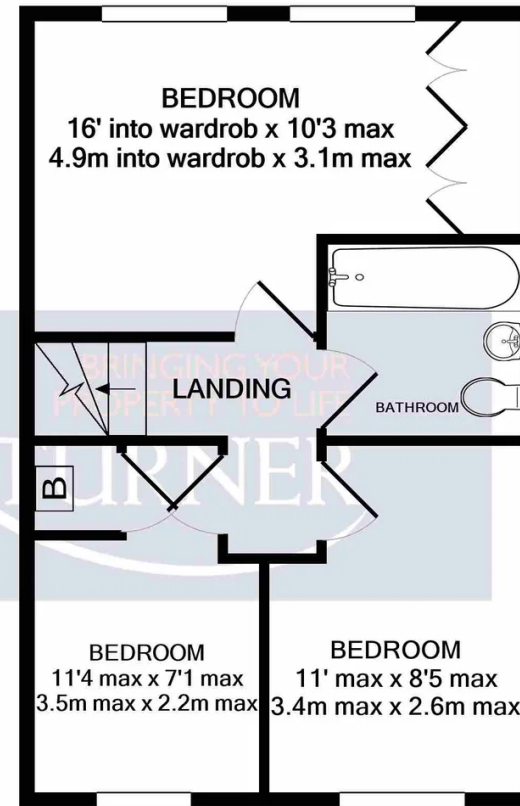
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant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



*Bedroom, study, dressing room - It's up to you*



GROUND FLOOR  
APPROX. FLOOR  
AREA 398 SQ.FT.  
(37.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 398 SQ.FT.  
(37.0 SQ.M.)

**TOTAL APPROX. FLOOR AREA 796 SQ.FT. (74.0 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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