

Holcombe Avenue, King's Lynn

£245,000

King's Lynn

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

Room to Grow, a Garden to Love & a Place to Call Home - With No Onward Chain!
Imagine finding a home where there's room to grow, space to make memories and the freedom to add your own personality along the way. Set along the ever-popular Holcombe Avenue in King's Lynn, this three-bedroom semi-detached home offers a lovely combination of generous living space, a fantastic rear garden and a location that has long been a favourite with families. Whether you're picking up the keys to your very first home or searching for somewhere to put down roots, this is a property with plenty to enjoy now and exciting possibilities for the future. Better still, it's offered with no onward chain!

Step through the front door and you're welcomed by a bright entrance hall, with a lovely view stretching through towards the rear of the house, immediately giving you a sense of the space on offer. To the right, the cosy bay-fronted lounge is the perfect place to put your feet up after a busy day. The feature fireplace creates a welcoming focal point, while the bay window fills the room with natural light. Picture cosy film nights, lazy Sunday afternoons or simply having somewhere comfortable to switch off and unwind.

But it's towards the rear where this home really comes into its own! The fantastic open-plan kitchen/diner offers a wonderfully spacious and sociable setting for everyday life. Imagine breakfast together before the school run, children doing homework around the table or friends gathering for dinner at the weekend. There's plenty of room to cook, dine and spend time together, making it easy to picture this becoming the heart of the home. Patio doors open directly onto the garden, creating a lovely connection between indoors and out, particularly during the warmer months when you can throw them open and let family life spill outside. A separate utility room, already benefiting from plumbing for a washing machine, adds another practical touch, helping to keep laundry and everyday essentials neatly tucked away.

Upstairs, you'll discover three comfortable bedrooms, including two generous doubles with plenty of space for furniture and storage. The third bedroom is also a good size and benefits from a useful built-in cupboard, making it ideal as a child's bedroom, nursery, guest room or perhaps that home office you've always wanted. Whether you're planning for a growing family or simply appreciate having a little extra flexibility, there's room here for your needs to change over time. A family bathroom completes the first floor.

And then there's the garden, a real highlight! Generous in size and full of possibilities, the rear garden offers a fantastic outdoor space to enjoy. Picture summer barbecues with friends, children playing on the lawn or simply relaxing with a coffee in the sunshine. There's plenty of room to create different areas for entertaining, gardening and unwinding, giving you the freedom to shape the space around your lifestyle. Off-road parking and a separate garage add further everyday convenience, particularly for busy households.

The location is another big attraction. Holcombe Avenue remains one of King's Lynn's most sought-after residential roads, offering a lovely setting for family life with local schools, shops and everyday amenities within easy reach. Whether you're heading off on the school run, popping out for essentials or making your way into town, it's a location that makes day-to-day living that little bit easier.

Perhaps one of the nicest things about this home is that you can make it your own at your own pace. The property is perfectly liveable as it stands, so there's no need to tackle a long list of jobs before moving in. Instead, you can unpack, settle down and gradually introduce your own style, whether that's a fresh coat of paint, a few modern touches or more ambitious plans further down the line.

Three bedrooms, a spacious kitchen/diner, a generous garden, driveway parking and a garage, all in a sought-after location with no onward chain. It's a home that offers the space for today and the flexibility for whatever tomorrow might bring.

Your first set of keys, your family's next chapter or simply somewhere to make your own. Come and see the possibilities for yourself, this could be the one you've been waiting for!

Tenure: Freehold

Property Type: Semi Detached House

- Semi-Detached House
- Three Bedrooms
- No Onward Chain
- Off Road Parking & Garage
- Generous Rear Garden
- Open Plan Kitchen/Dining Space
- Very Desirable Spot in King's Lynn
- Gas Central Heating
- Flooded with Potential Throughout
- Potential Utility Room just Off Kitchen

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All measurements are provided as a guide and may not be exact.
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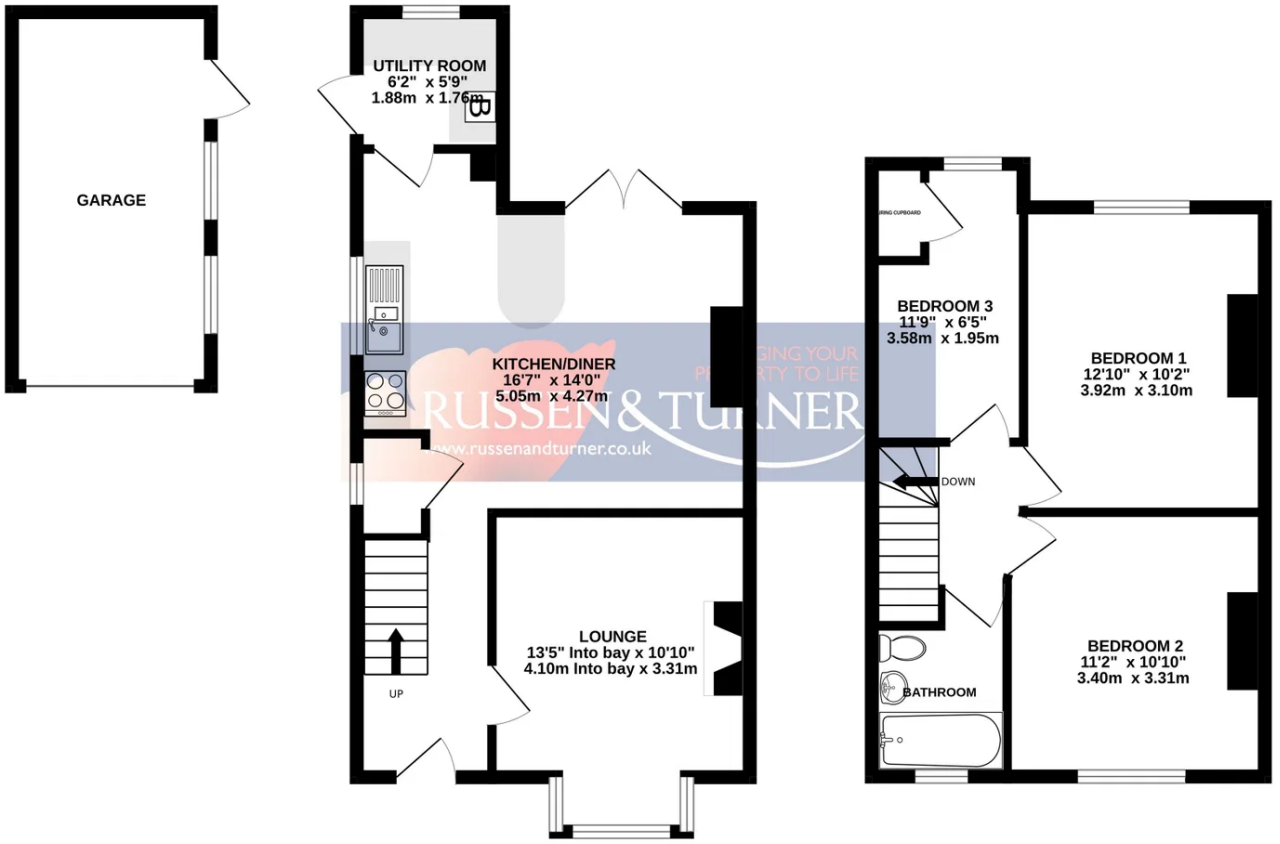



Bedroom One



GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.8 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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