



  
**RUSSEN & TURNER**  
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**85 Wisbech Road**  
King's Lynn PE30 5LA

**£179,995**

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

If you're searching for your first home, somewhere that feels welcoming from day one while still offering room to grow, this beautifully presented three-bedroom semi-detached home could be just the one. Located just a short drive from King's Lynn town centre, it's perfectly placed for everyday convenience without sacrificing a quieter, more settled feel.

Step inside and you're greeted by a bright entrance lobby that gently introduces the layout of the home. To the right, the living room offers a cosy retreat, an ideal spot for relaxing evenings, movie nights, or catching up with friends after work. It's a room that instantly feels comfortable and easy to imagine making your own.

Straight ahead, the home opens into a spacious open-plan kitchen and dining area, a real highlight, especially for first-time buyers who love a sociable space. Whether it's cooking together, hosting friends, or enjoying slow weekend mornings, this room is designed for modern living. There's a handy storage cupboard to keep everything neatly tucked away, along with direct access out to the rear garden, perfect for summer evenings, BBQs, or simply opening the doors and letting the fresh air in. A downstairs WC adds an extra layer of everyday practicality.

Upstairs, the layout continues to work beautifully. Two generous double bedrooms provide flexible space for restful nights, guests, or future plans, while the third bedroom, currently used as a home office, is ideal for working from home, a nursery, or a dressing room. The modern bathroom is well finished and ready to enjoy from day one, with no immediate work needed.

Outside, the property benefits from off-road parking to the rear, a real bonus and the home as a whole is presented in move-in-ready condition, taking the stress out of that all-important first purchase. At the same time, there's plenty of scope to add your own touches over time and truly make it your own.

Offered with no onward chain, this is a straightforward and exciting opportunity for first-time buyers looking to take that next step onto the property ladder. A home that's easy to love, easy to live in, and ready to start its next chapter.

Book your viewing now and see where it could lead.

## 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.

## Property Type: Semi Detached House

- Semi-Detached Home
- Three Bedrooms
- No Onward Chain
- Ideal First Home
- Council Tax Band A
- Off Road Parking at The Rear
- Gas Central Heating
- Double Glazed
- Open Plan Kitchen/Dining Area
- Beautifully Presented



GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 792 sq.ft. (73.6 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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