



  
RUSSEN & TURNER

**8 Jermyn Road, King's Lynn, PE30 4AD**

**Offers Over £300,000**

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

Set in the ever-popular Springwood school catchment area, this bay-fronted, period detached home is packed with character and ready to impress. Offering three bedrooms and extended, versatile accommodation, it's the perfect place to start your next chapter (and maybe even write a novel in one of its three welcoming reception rooms).

The ground floor is an entertainer's dream with a bright garden room leading to a generous, south-facing garden—ideal for BBQs, gardening marathons, or just pretending to be a horticultural expert. There's even a gardener's loo, so no muddy footprints through the house!

With private parking, a 25ft garage (plenty of room for that DIY project you've been putting off), and the cherry on top—no onward chain—this property combines charm, practicality, and versatility. Ready to make it yours? Be quick, it won't be waiting long!

**Tenure: Freehold**

**Property Type: Detached House**

- Prime Location
- 3 bedroom
- Period charm
- Versatile living space
- Generous, south facing garden
- Gardeners loo
- Parking
- 25ft Garage
- Extended property
- No chain

#### 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.



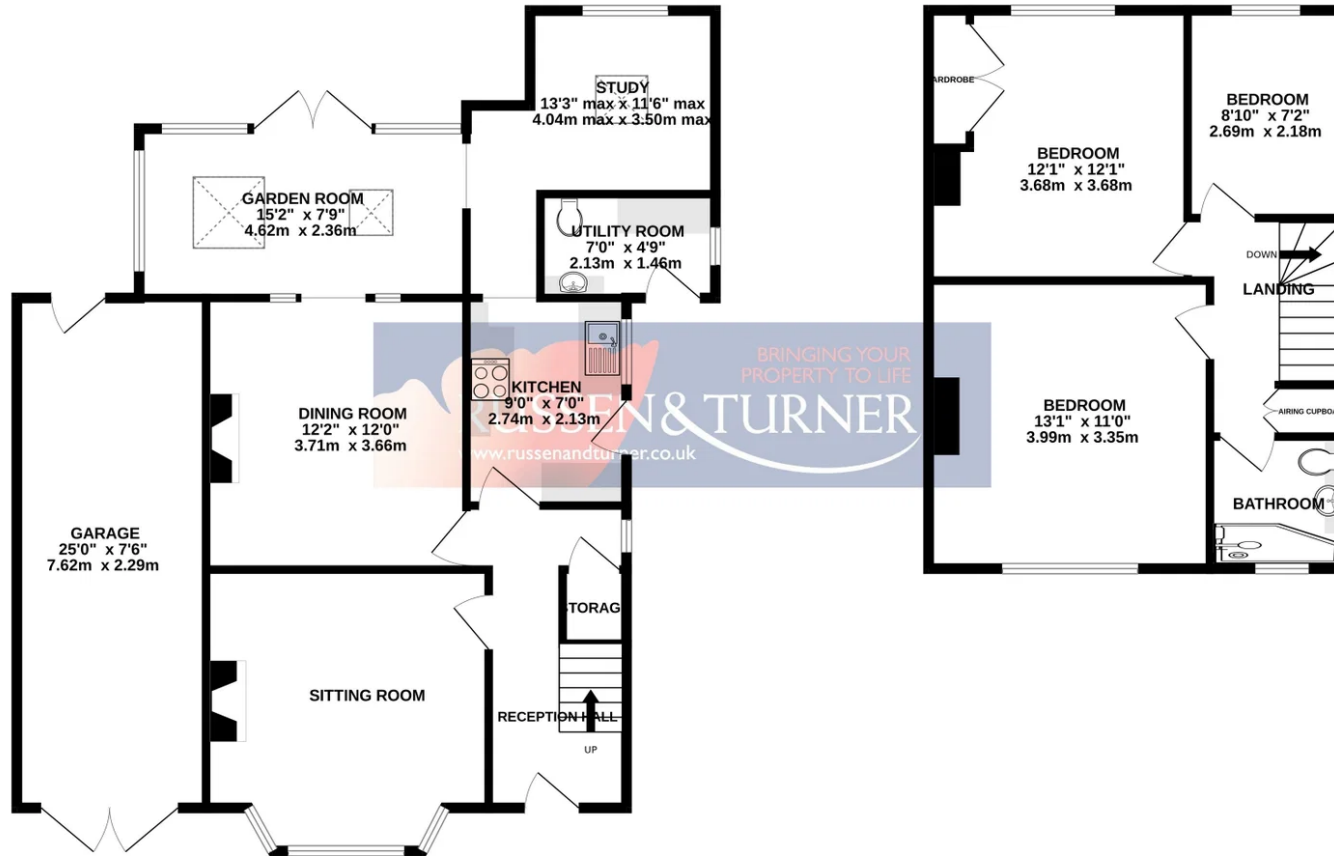
*Generous, south facing garden*



*Relax with your morning coffee in the 15ft garden room*

GROUND FLOOR  
923 sq.ft. (85.7 sq.m.) approx.

1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 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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