




RUSSEN & TURNER
www.russenandturner.co.uk

Corbyn Shaw Road, King's Lynn, PE30 4UL

what3words; blotches.living.shopping

£265,000

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

Extended, beautifully finished and ready to enjoy, this is a home where the hard work has already been done.

Close to the Queen Elizabeth Hospital, this stunning three-double-bedroom end-of-terrace home is the definition of move-in ready. Extended to both the side and rear and much improved throughout, it offers the space and finish of a home you can simply unpack into and start enjoying from day one.

With a fabulous kitchen/family/dining room, three genuine double bedrooms, a private low-maintenance garden, off-road parking and an integral garage, there's much more here than you might initially expect.

Step through the front door and a useful porch gives you somewhere to leave coats, shoes and muddy boots before continuing into the cosy living room. Comfortable and inviting, it's deliberately separate from the larger open-plan space beyond, giving you somewhere to switch off at the end of the day, settle in for a movie night or enjoy a lazy weekend morning.

Continue through and the house really opens up.

The kitchen/family/dining room is undoubtedly the heart of the home and the space that makes this property particularly special. Created as part of the extension, it has been designed around the way families actually live today, open, sociable and somewhere everyone can naturally come together.

A lantern roof and bi-fold doors flood the room with natural light, while the modern fitted kitchen provides an excellent amount of storage and worktop space. The finish allows the kitchen to sit seamlessly alongside the dining and family areas, creating one impressive space rather than a collection of separate rooms.

It's easy to imagine everyday life here. Breakfast before work, homework spread across the table after school, quick midweek dinners or a slower Sunday lunch with the family. When friends come over, open the bi-fold doors and allow everything to spill naturally into the garden.

Despite its stylish finish, the ground floor remains wonderfully practical. A separate utility/cloakroom keeps laundry and everyday jobs away from the main living space and also provides internal access to the integral garage.

Head upstairs and the generous proportions continue.

There are three genuine double bedrooms, meaning there's no compromise with a small box room. The principal bedroom also benefits from its own dressing/wardrobe area, providing plenty of storage while allowing the bedroom itself to remain calm and uncluttered.

Bedroom three is currently used as a home office, demonstrating just how flexible the accommodation can be. Keep it as a dedicated workspace, turn it back into a comfortable double bedroom or create a guest room that's ready whenever friends and family come to stay.

Completing the first floor is the stunning family bathroom. Beautifully finished and designed with both busy mornings and slower evenings in mind, you can choose between a quick shower in the generous walk-in enclosure or a long soak in the bath when you have a little more time to yourself.

Outside, the home continues to make everyday life easy.

To the front, the driveway provides off-road parking and access to the integral single garage, which benefits from a powered door. Whether you use it for secure parking, bikes, tools, additional storage or all the things a family accumulates over the years, it's a valuable addition.

The rear garden is the perfect complement to the open-plan living space.

Private, spacious and deliberately low maintenance, a generous patio provides plenty of room for outdoor dining, summer barbecues and drinks with friends, while the artificial lawn keeps things looking neat without demanding your weekends in return.

Throw open the bi-fold doors on a sunny afternoon and the kitchen/family room and garden can almost become one large entertaining space. And when the weekend arrives, you can spend your time enjoying it rather than reaching for the lawnmower.

The location adds to the appeal, particularly for anyone wanting convenient access to the Queen Elizabeth Hospital, while King's Lynn's schools, shops and wider amenities are also within easy reach.

Ultimately, this is a home where somebody else has already taken care of the hard work. It's been extended, improved and beautifully finished, with three double bedrooms, fantastic open-plan living, parking, garage and an easy-to-enjoy garden all ready and waiting.

For buyers wanting more space without taking on a project, this is somewhere you can simply pick up the keys, unpack the boxes and start enjoying your new home.

Tenure: Freehold

- End of Terrace House
- Popular Location - Close to the Hospital
- Private and Low Maintenance Rear Garden
- Extended Home - Excellent Accommodation
- Wonderfully Presented - Move in Ready
- Gas Central Heating
- Garage and Off-road Parking
- Open Plan Kitchen/Dining/Family Room
- Ideal First or Family Home

Disclaimer

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 £24.50 per client for this service.

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.

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

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.

These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points



GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.

1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.

