



Methuen Avenue, King's Lynn

what3words; lobster.group.forklift

£169,995

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Some homes are all about potential, and this one has it in abundance.

Set along Methuen Avenue, just off the ever-popular Wootton Road, this three-bedroom mid-terraced home offers the perfect opportunity to step onto the property ladder and create somewhere that genuinely feels your own. It's a house with solid foundations, bright spaces, and the kind of flexibility that allows you to shape it around your lifestyle rather than the other way around.

From the moment you step through the front door, there's a sense of warmth and possibility. The entrance hall sets the flow of the home, leading naturally through to two separate reception rooms that each bring something different to everyday living.

At the front, the bay-fronted living room is filled with natural light, creating a comfortable space that easily adapts to the rhythm of the day. Whether it's movie nights on the sofa, catching up with friends, or simply switching off after work, it's a room that feels welcoming from the outset.

To the rear, the dining room offers a more connected feel to the outdoors, with French doors opening directly onto the garden. It's easy to picture slow weekend breakfasts here, summer evenings with the doors thrown open, or family dinners that stretch long after the plates have been cleared away.

The kitchen is practical, comfortable, and ready for everyday life. With plenty of storage and worktop space, it's a room that works just as well for quick weekday meals as it does for those who genuinely enjoy cooking and baking. Beyond this, a rear lobby and ground-floor cloakroom add an extra layer of practicality that makes day-to-day living that bit easier.

Upstairs, the home continues to offer flexibility. Three well-proportioned bedrooms provide space to grow into, with two comfortable doubles and a third room that could become whatever life requires next, a nursery, dressing room, home office or creative space.

Outside, the rear garden keeps things refreshingly simple. Low maintenance and wonderfully private, it's designed more for enjoying than endlessly maintaining. There's space to sit out in the sun, entertain friends, or simply enjoy having your own outdoor retreat without sacrificing every weekend to upkeep.

And then there's the added opportunity at the rear. Thanks to the access lane behind the property, there's exciting potential to create off-road parking in place of the current shed, something that could make a real difference long term.

Offered to the market with no onward chain, this is a home ready for its next chapter. A place where you can move straight in, take your time, and gradually turn a good house into something truly personal.

And for a first home, that's a pretty exciting place to start.

Tenure: Freehold

Property Type: Terraced House

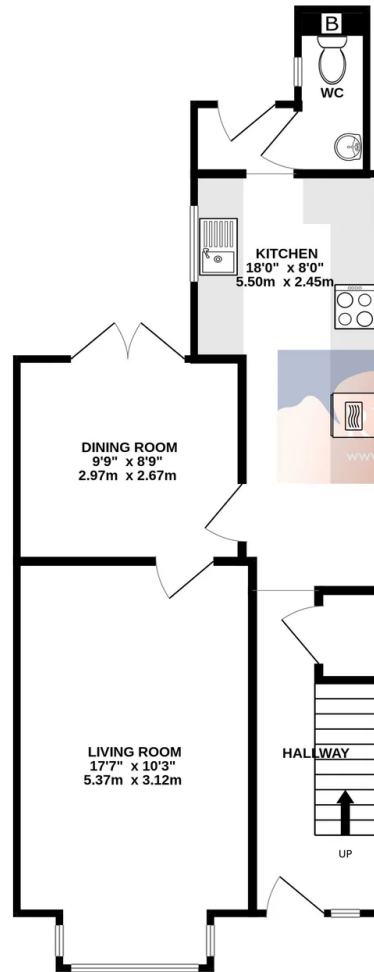
- Mid Terraced House
- Three Bedrooms
- No Onward Chain
- Popular Location - Just off Wootton Road
- Gas Central Heating
- Low Maintenance Rear Garden
- Potential to Add Off-road Parking
- Ideal First Home
- Two Reception Rooms
- Local Amenities Nearby

Disclaimer

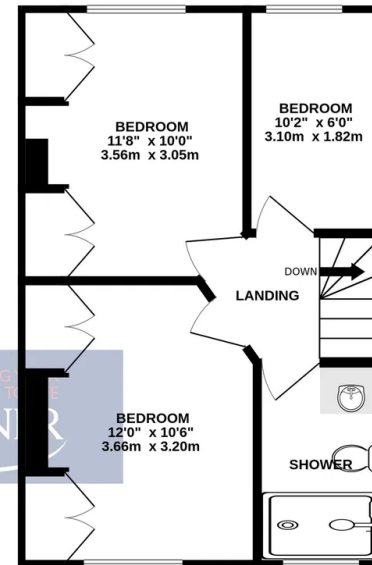
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant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



GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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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