



7 Beulah Street
King's Lynn PE30 4DN

£205,000

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

Tucked away just off Wootton Road, this spacious, light-filled two double bedroom end-of-terrace home is an exciting opportunity for first-time buyers looking to put down roots in a well-connected, vibrant area.

Perfectly positioned within easy walking distance of everything Gaywood has to offer, everyday essentials and lifestyle treats are right on your doorstep. Independent shops, takeaways, cafés and local amenities are all moments away, making day-to-day living effortless and enjoyable.

Beautifully presented throughout, this is a home you can move straight into and start enjoying from day one. At its heart lies a generous open-plan living and dining space, a bright, airy room designed for modern living. Whether it's cosy nights curled up on the sofa or lively evenings entertaining friends and family, this space adapts effortlessly. The dining area is centred around a charming feature fireplace, a subtle nod to the home's heritage, while the expansive living area ensures everyone has room to relax in comfort.

The modern kitchen is both stylish and practical, offering an abundance of storage and worktop space, ideal for keen home cooks and budding bakers alike. Flowing seamlessly into a dedicated utility area (a true luxury in a home of this style), it keeps daily life organised and clutter-free. French doors open directly onto the garden, creating an easy connection between indoor and outdoor living.

Upstairs, the sense of space continues. Both bedrooms are excellent double rooms, providing calm, comfortable retreats at the end of the day. The impressive bathroom completes the interior, featuring a contemporary four-piece suite including a large walk-in shower, perfect for both quick mornings and long, relaxing evenings.

Step outside and you'll discover a rear garden that's a real hidden gem. Deceptively spacious and wonderfully private, it offers the perfect setting for al-fresco dining, summer gatherings or simply enjoying a peaceful moment outdoors. A generous lawn adds a touch of greenery, while space at the bottom of the garden for a shed provides valuable additional storage.

Stylish, spacious and superbly located, this home blends character with modern convenience, an inviting lifestyle property that truly deserves to be viewed.

Tenure: Freehold

Property Type: End of Terrace House

- End of Terrace House
- Two Double Bedrooms
- Sought After Location - Set Just off Wootton Road
- Generous and Private Rear Garden
- Bright and Airy Living/Dining Room
- Modern Kitchen
- Ideal First Home
- Gas Central Heating
- Close to Local Amenities
- Council Tax Band - A

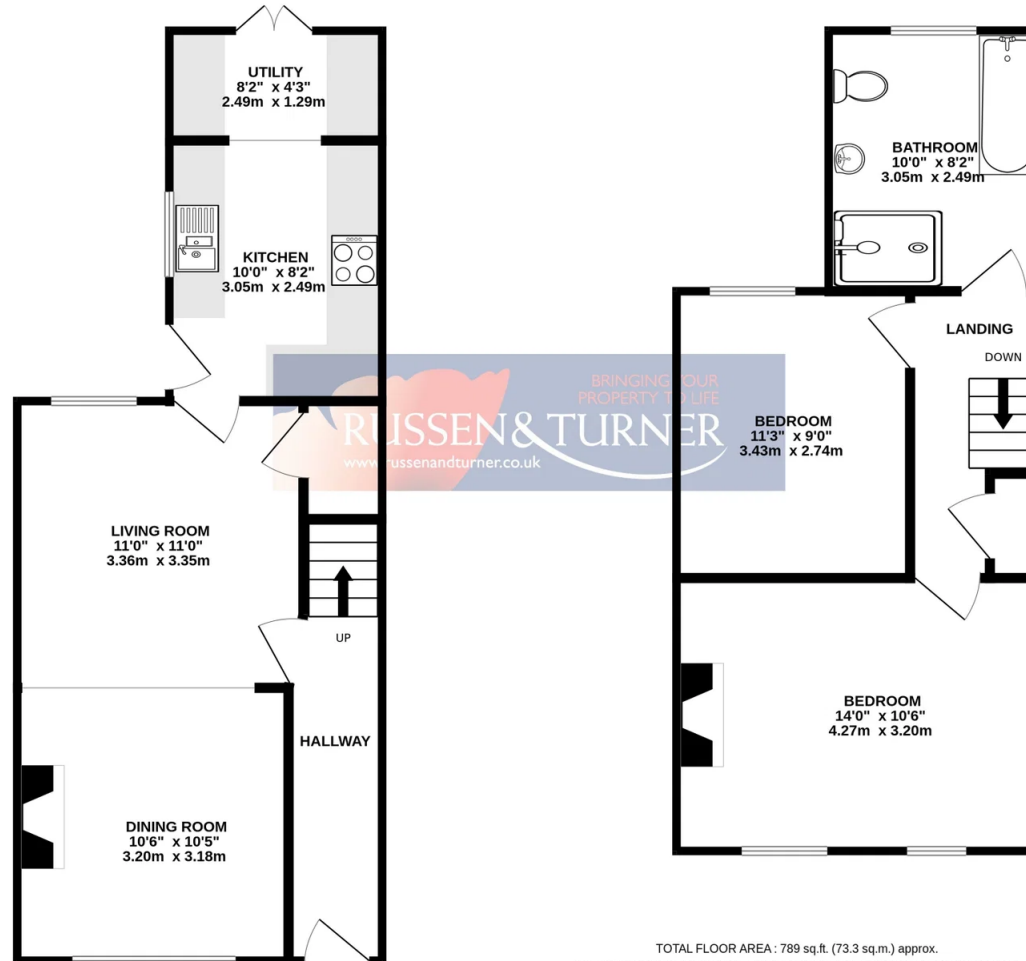
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1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details 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
412 sq.ft. (38.2 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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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