




RUSSEN & TURNER
www.russenandturner.co.uk

Beaumont Way, King's Lynn, PE30 4UB

King's Lynn

£239,995

Bedrooms: 3 | **Bathrooms:** 1

Space to settle in, room to grow and ready to enjoy from day one.

Close to the Queen Elizabeth Hospital, this wonderfully presented three-bedroom semi-detached home offers that combination first-time buyers and young families are often searching for, plenty of space, a modern finish and a generous garden, all wrapped up in a home that's neat, tidy and ready to move straight into.

Add in no onward chain, off-road parking, a garage and gas central heating, and there aren't many practical boxes left unticked.

Step inside and the bright, modern feel is immediately apparent. The living room is light, comfortable and welcoming, giving you somewhere to properly switch off at the end of the day. Whether it's a lazy Sunday afternoon, family movie night or simply putting your feet up once everyone else has gone to bed, it's a room that feels easy to settle into.

At the heart of the home is the spacious kitchen/dining room, perfectly suited to the realities of busy everyday life. There's an excellent amount of fitted storage and worktop space, alongside plenty of room for a dining table. Think quick breakfasts before work or school, homework spread across the table, midweek meals or a slower Sunday lunch with everyone together, this is a space that naturally becomes part of daily life.

The ground floor isn't just about living space either; it's wonderfully practical. A rear lobby/utility area provides somewhere for laundry and everyday household essentials, while a cloakroom adds further convenience. There's also a generous cupboard beneath the stairs, ideal for hiding away coats, shoes, the vacuum and everything else you don't necessarily want on show.

Head upstairs and the home continues to impress.

There are three well-proportioned bedrooms, arranged as two comfortable doubles and a generous single. The third bedroom could work perfectly for a child, but equally lends itself to becoming a nursery, dressing room or dedicated home office if you don't need all three bedrooms immediately.

The principal bedroom has another particularly useful feature – a generous walk-in wardrobe. As it stands, it provides fantastic storage and helps keep the bedroom itself beautifully clutter-free. Alternatively, buyers looking to develop the home further may wish to investigate its potential to create an en-suite shower room, subject of course to the necessary consents, building regulations and professional advice.

A contemporary family bathroom completes the first-floor accommodation.

And then there's the outside space.

To the front, the low-maintenance garden provides a neat approach to the house and may offer potential to create additional off-road parking, subject to obtaining the necessary permission for a dropped kerb.

The rear garden is a real highlight. Larger than you might expect and enjoying an excellent degree of privacy, there's plenty of room for everyone to find their own corner. A patio provides somewhere for the grown-ups to sit back with a drink or fire up the barbecue, while the generous lawn creates a safe, enclosed space for children and pets to let off some steam.

At the far end, a raised decked seating area gives you another spot to chase the sunshine, relax with friends or simply enjoy some time outside.

Continue through the rear gate and you'll find the garage and off-road parking space, adding another layer of practicality to an already well-rounded home.

Its location completes the picture. With the Queen Elizabeth Hospital close by, alongside schools, shops and everyday amenities, this is a particularly convenient place to put down roots.

For a first-time buyer, there's very little you need to worry about, move in, unpack and gradually make it your own. For a growing family, there's the space, storage and garden to make everyday life that little bit easier.

Modern, spacious and practical, with a fantastic garden, garage, parking and no onward chain, this is a home that's ready for its next owners to simply move in and start enjoying.

Tenure: Freehold

Property Type: Semi Detached House

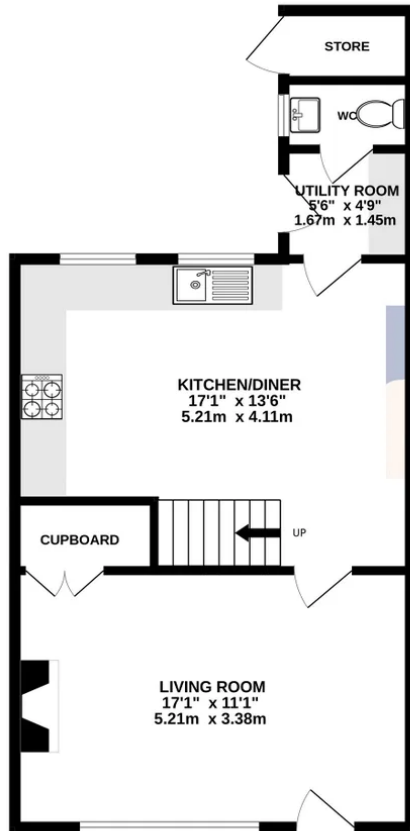
- Semi-Detached House
- Three Bedrooms
- No Onward Chain
- Close to the Hospital
- Ideal for Growing Family or First Home
- Garage and Parking
- Generous Rear Garden
- Open Plan Kitchen/Dining Room
- Well Presented - Move in Ready
- Popular Location

Disclaimer

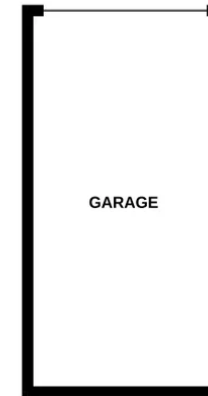
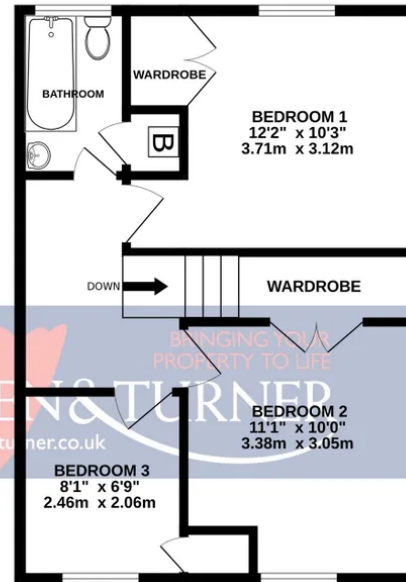
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant 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
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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.
Made with Metropix ©2026