



Grafton Close, King's Lynn
what3words; balancing.warmer.lengthens

£265,000

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

The best homes are the ones where all the hard work has already been done.

Beautifully modernised throughout by the current owners, this stylish three-bedroom semi-detached home offers the perfect opportunity to simply unpack, settle in and start enjoying life from day one. Combining contemporary open-plan living with a generous garden and plenty of parking, it's a home that's been thoughtfully designed around the way families live today.

From the moment you arrive, it's clear this is a property that's been exceptionally well cared for. A generous driveway provides parking for several vehicles, making busy mornings, family visits and everyday life refreshingly straightforward.

Step inside and you're immediately greeted by a bright and welcoming entrance hall before the home opens into its real showpiece.

The impressive open-plan living, kitchen and dining space creates a sociable heart to the home where everyday life naturally revolves. Whether it's preparing dinner while chatting with family, helping with homework around the dining table or gathering friends for a weekend get-together, this is a space designed to bring people together.

The contemporary kitchen has been finished to a particularly high standard, with elegant quartz worktops providing both style and practicality, while generous storage and workspace ensure it's every bit as functional as it is attractive. Natural light pours in through the rear window and bi-folding doors, drawing your eye towards the garden and creating a wonderful connection between inside and out.

Upstairs, three well-proportioned bedrooms provide flexibility for modern living. The principal bedroom offers a peaceful retreat at the end of the day, while the second bedroom is another generous double. The third bedroom is perfect as a nursery, child's bedroom or home office.

The modern family bathroom completes the first floor, continuing the home's move-in-ready feel.

Outside, the generous rear garden is every bit as impressive as the accommodation inside. Predominantly laid to lawn, it's a fantastic space for children to play, pets to explore or simply enjoying time outdoors as a family. Mature planting softens the borders, while a patio provides the perfect place for outdoor dining. At the far end of the garden, a raised deck catches the sun beautifully, creating an ideal spot to relax with a morning coffee, enjoy an evening drink or entertain friends during the warmer months.

Located within easy reach of local amenities and only a short journey from King's Lynn's town centre, the property combines everyday convenience with a peaceful residential setting.

Modern, stylish and ready to enjoy, this is a home that offers exactly what so many buyers are looking for, a place where you can move straight in, enjoy every room from the very first day and spend your weekends making memories rather than tackling renovations.

Tenure: Freehold

Property Type: Semi Detached House

- Semi-Detached House
- Three Bedrooms
- Beautifully Presented Throughout - Move in Ready
- Sought After Location
- Ideal Family Home
- Generous and Well Maintained Rear Garden
- Off-road Parking
- Gas Central Heating
- Stunning Kitchen/Dining Space with Quartz Worktops
- Set within a Close

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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.

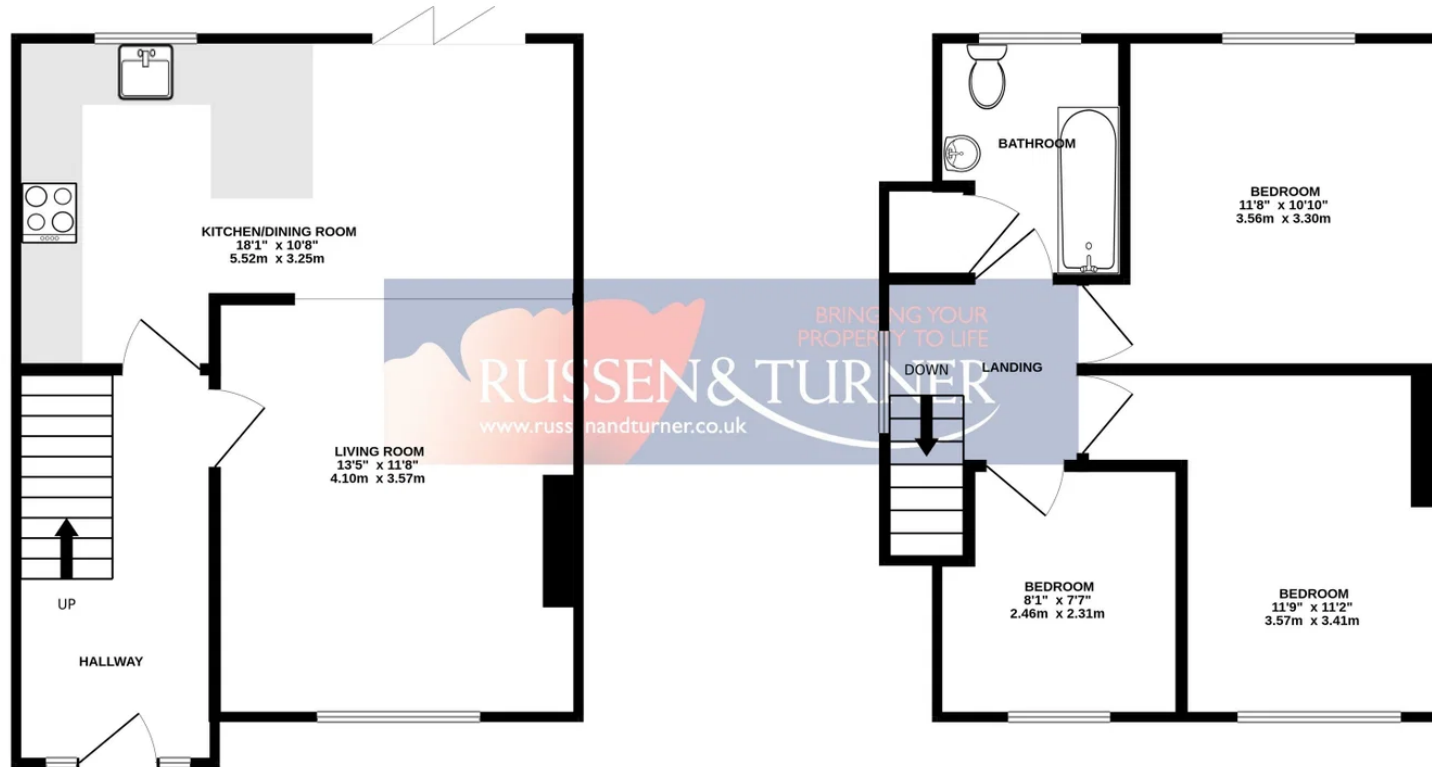
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GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) approx.

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