



**20 Smith Avenue, King's Lynn**

**PE30 2BQ**

**£175,000**

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

A wonderful opportunity for first-time buyers, this welcoming three-bedroom semi-detached home offers the perfect balance of space, comfort, and convenience, an ideal place to put down roots and begin your next chapter.

Situated within easy reach of King's Lynn town centre and the mainline train station, this home makes everyday life simple, whether you're commuting, meeting friends, or enjoying everything the town has to offer. From the moment you arrive, the property feels approachable and homely, with off-road parking to the front taking away one of those everyday worries.

Step inside through the entrance lobby and you're led into a bright, spacious living room, a room designed for real life. With plenty of natural light and double doors opening directly onto the rear garden, it's easy to imagine cosy evenings in, hosting friends for the first time, or throwing those doors open on warm summer days.

To the rear of the home, the generous kitchen/dining area is the heart of the house. There's ample space for cooking, dining, and making memories, whether that's your first Sunday roasts, quick weekday meals, or relaxed dinners after work. A handy downstairs WC and a separate utility room add thoughtful practicality, keeping the main living spaces clutter-free and making daily routines run smoothly.

Upstairs, the sense of light and space continues. There are two well-proportioned double bedrooms, perfect for restful nights and lazy mornings, along with a smaller third bedroom that offers flexibility as your lifestyle changes, ideal as a home office, nursery, dressing room, or guest bedroom. A modern shower room completes the first floor, finished to a clean, contemporary standard.

Throughout the property, each room feels bright and airy, enhanced by recent re-carpeting and fresh décor across the downstairs and bedrooms. The neutral finish provides a blank canvas, allowing new owners to simply move in and gradually make the space their own.

Outside, the rear garden offers a private spot to unwind, entertain, or enjoy your first summer as homeowners, a place to relax, grow plants, host barbecues, or simply enjoy a bit of outdoor space of your own.

Comfortable, well-located, and ready to move straight into, this home offers first-time buyers a rare chance to step onto the property ladder with confidence, a place that's not just a house, but somewhere to truly call home.

#### 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.

#### Property Type: Semi Detached House

- Semi-Detached Home
- Three Bedrooms
- No Onward Chain
- Recently Re-Decorated
- Gas Central Heating
- Downstairs WC
- Move in Ready
- Close to King's Lynn Town Centre & Train Station
- Ideal First Home
- Council Tax Band A

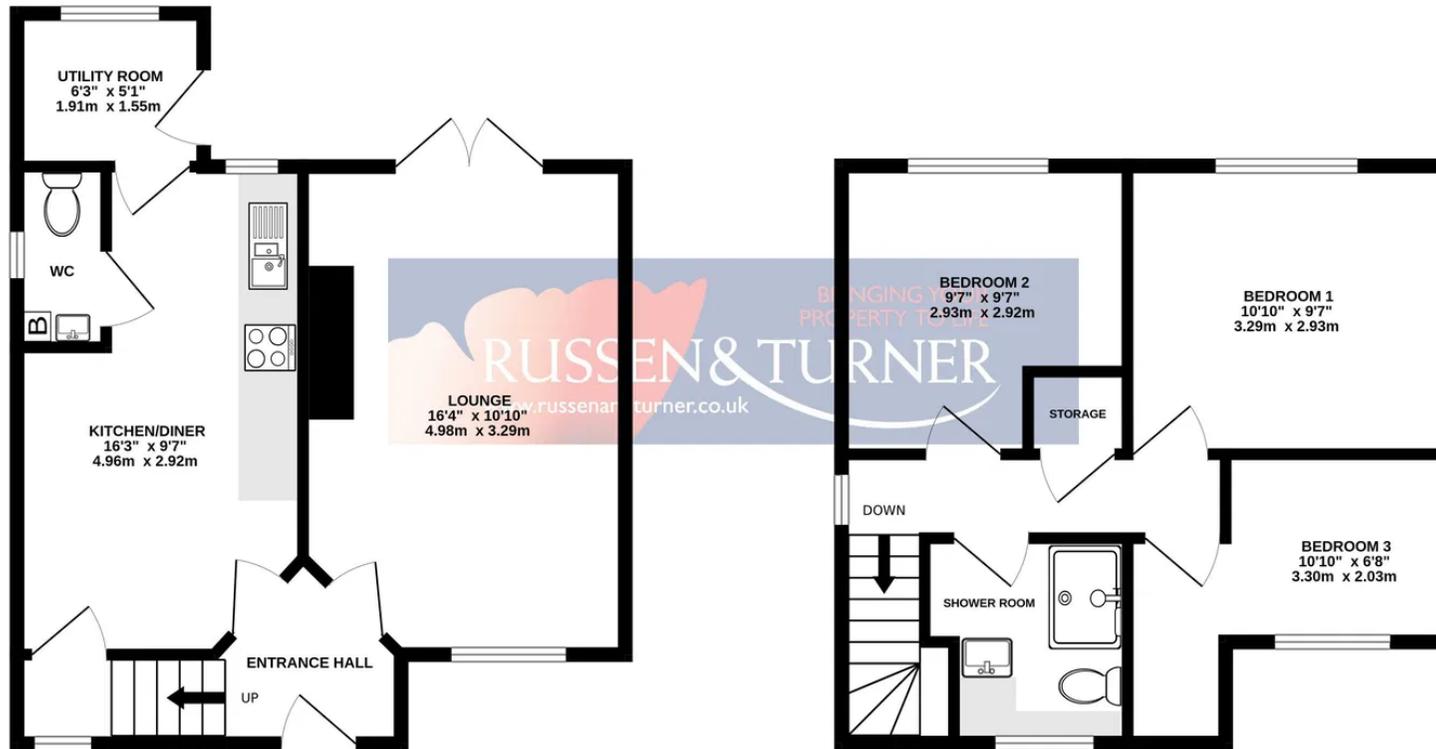


*Freshly re-carpeted and re-painted throughout*



GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.

1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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.  
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