




RUSSEN & TURNER
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14 Sawston, King's Lynn PE30 4XT

£209,995

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Looking for your first home? Or perhaps a smart addition to your property portfolio? Tucked away at the end of a quiet cul-de-sac, within walking distance of the Queen Elizabeth Hospital and close to Springwood High School, this beautifully presented two-bedroom semi-detached home could be exactly what you've been waiting for.

From the moment you arrive, the property makes a great first impression. Its neat, well-kept exterior sets the tone for what's inside, a home that's been thoughtfully updated and is ready to enjoy from day one.

Step into the entrance porch, a practical space for coats and shoes, before moving through to the heart of the home. The living/dining room is bright, airy, and effortlessly versatile, perfect for cosy nights in, hosting friends, or simply unwinding after a long day. It's a space that adapts easily to your lifestyle.

Flowing seamlessly from here is the stylish, contemporary kitchen. Fitted with sleek units, integrated appliances, and generous worktop space, it strikes the perfect balance between form and function. Whether you're experimenting with new recipes or preparing everyday meals, this is a space you'll genuinely enjoy spending time in.

Upstairs, the home continues to impress. The main bedroom is a spacious, light-filled double offering a calm and restful retreat, while the second bedroom provides flexibility, ideal as a guest room, home office, or dressing space. A modern, well-appointed bathroom completes the interior.

Outside, the lifestyle appeal continues. The private rear garden is a real highlight, a peaceful space to relax, entertain, or enjoy sunny days. With a patio area for outdoor dining and a lush lawn for pets or little ones to play, it's a space that works for all seasons.

Practicality hasn't been overlooked either, with off-road parking and a garage adding extra convenience and storage.

A stylish, move-in-ready home in a sought-after location, offering comfort, flexibility, and a lifestyle to match. Viewing is highly recommended to fully appreciate everything on offer.

Tenure: Freehold

Property Type: Semi Detached House

- Semi-Detached House
- Two Bedrooms
- Private Rear Garden
- Close to Hospital and Local Schools
- Beautifully Presented - Move in Ready
- Off-road Parking and Garage
- Set at Bottom of Cul-de-sac
- Ideal First Home
- Updated Throughout - Modern Kitchen and Bathroom
- Gas Central Heating

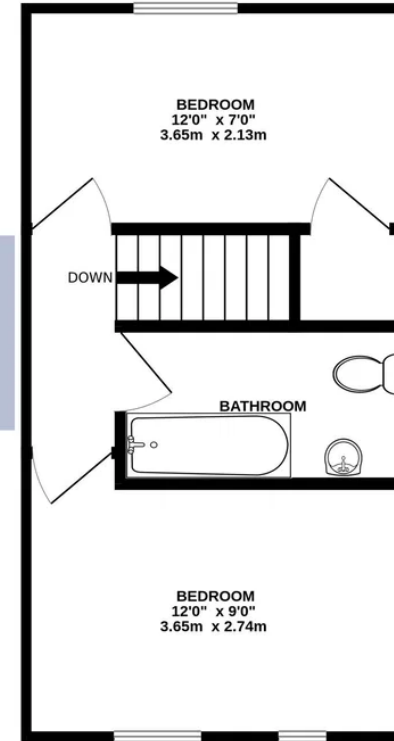
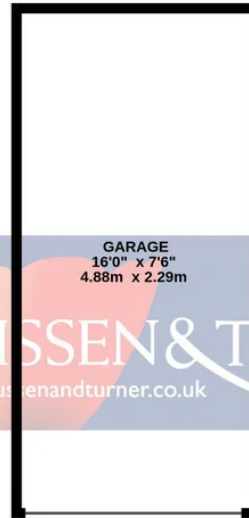
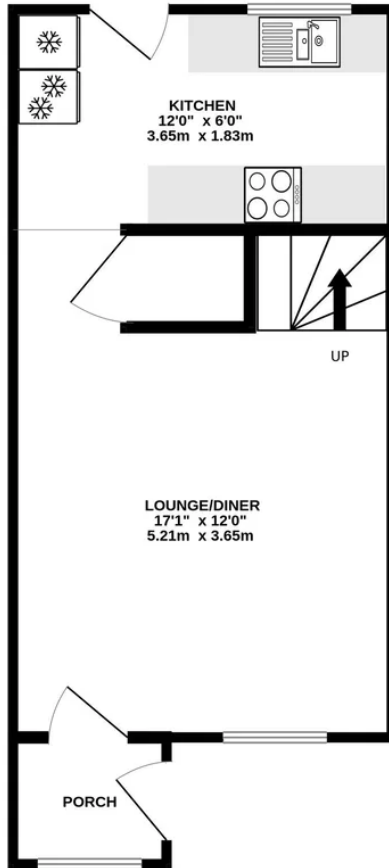
Disclaimer

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
416 sq.ft. (38.6 sq.m.) approx.

1ST FLOOR
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.2 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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