

Tucked away in a cul-de-sac on Earsham Drive, Templemead

£225,250

King's Lynn

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

Nature on your doorstep
Tucked away in a cul-de-sac, this attractive three bedroom home offers a lovely combination of comfortable living, a surprisingly private garden and a rather special outlook towards the Gaywood River.

Step inside and the lounge immediately gives the house a sense of character, with views to the front across towards the river, where the swans provide an ever-changing scene to enjoy from the comfort of your own home. It is one of those little details that you simply cannot recreate and gives the property a setting that feels that bit more special.

The kitchen/breakfast room is designed for everyday life, with a breakfast bar providing the perfect spot for a morning coffee or a quick bite to eat. From here, the accommodation flows through to a lovely conservatory, complete with a solid roof and roof lantern, creating a far more usable room throughout the seasons and a wonderful place to sit and enjoy the garden. The ground floor W.C. adds that extra bit of convenience for when friends and family visit.

Upstairs are three bedrooms together with an upgraded four piece bathroom, where the roll-top bath adds a touch of luxury alongside the separate shower.

Outside, the garden is another real highlight. Part-walled and offering a good degree of privacy, it has been created as somewhere to genuinely enjoy, with a patio for sitting out, a pond adding further character and plenty of space to relax or entertain. Gates at the rear lead directly to two parking spaces, adding useful practicality without compromising the garden itself.

With double glazing, gas central heating served by a Worcester boiler and a cul-de-sac position, this is a home that gets the practical things right, but it is the garden, conservatory and those views towards the river that give it something a little different.

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Property Type: End of Terrace House

- Cul-de-sac setting
- Three Bedrooms
- River outlook
- Kitchen / breakfast room
- Breakfast bar
- Solid-roof conservatory
- Ground floor W.C.
- Four piece bathroom
- Private garden
- Parking











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