



Burnham Avenue, King's Lynn  
PE30 3HD

**BROWN & CO**



## Burnham Avenue, King's Lynn, PE30 3HD

Spacious and extended semi-detached home

Three bedrooms

Excellent living space with open-plan sitting room/dining area

Superb rear extension created to add a versatile family and breakfast room

Conservatory and garden room

Rear garden

Brick paved driveway and garage

Ideally located in a popular suburb of King's Lynn with access to local amenities



### DESCRIPTION

A spacious and extended three-bedroom semi-detached home, situated within a popular suburb of King's Lynn, offering convenient access to local amenities, regular bus routes, and the mainline railway station providing connections to Ely, Cambridge, and London.

The property is approached via a brick-paved driveway and opens into a welcoming reception hall. The ground floor offers excellent living space, including an open-plan sitting room flowing through to a dining area, alongside a fitted kitchen which continues into a superb rear extension. This impressive addition creates a versatile family and breakfast room, forming the heart of the home.

Beyond this, a conservatory further enhances the already generous accommodation, resulting in a ground floor that feels far larger than first impressions from the roadside would suggest. A garden room and integral access to the garage - complete with remotely operated roller door.

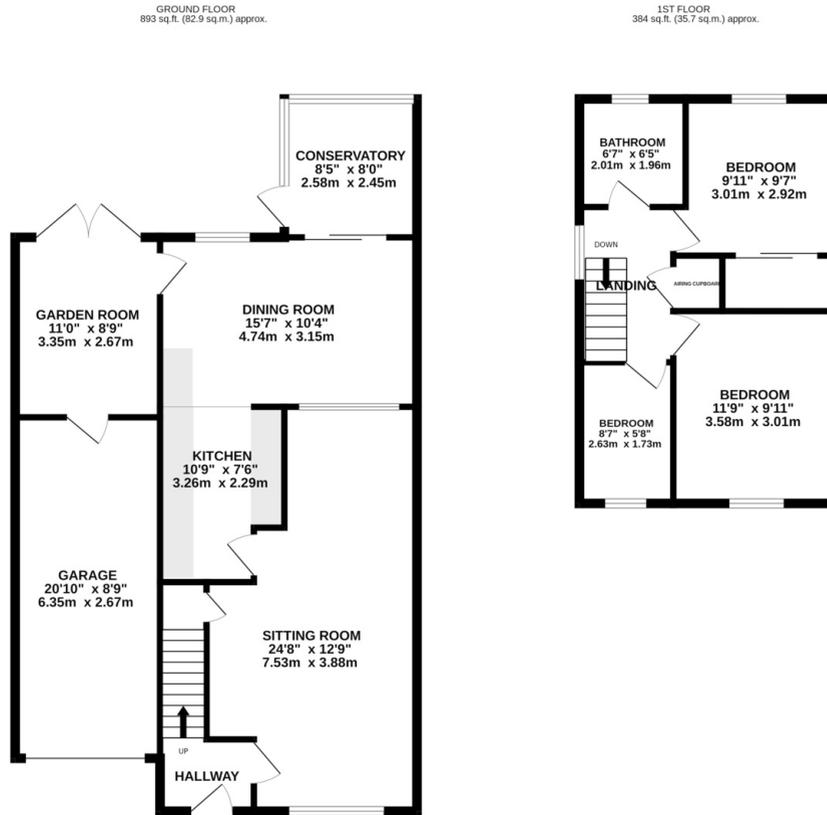
To the first floor are three well-proportioned bedrooms together with a family bathroom.

Outside, the rear garden enjoys afternoon sunshine and is arranged with patio, lawn, and a garden shed.

Extended beyond many comparable homes within the development, this property offers significantly more living space than expected, and internal viewing is considered essential to fully appreciate the accommodation on offer.

All main services connected including gas, electricity, water, and drainage.

EPC: D  
COUNCIL TAX: B



TOTAL FLOOR AREA: 1277 sq.ft. (118.6 sq.m.) approx.  
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