



Ideal first home on Meadowvale Gardens

What3Words: [blinks.mealtime.poster](https://www.what3words.com/blinks.mealtime.poster)

£169,995

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

Some homes simply make life that little bit easier, and this is one of them.

Tucked away at the end of a peaceful cul-de-sac just off the ever-popular Wootton Road, this beautifully presented two-bedroom home offers everything buyers are searching for: a quiet setting, low-maintenance living and the opportunity to move straight in without the worry of an onward chain.

Whether you're taking your first step onto the property ladder, looking to downsize or searching for a smart investment, this is a home that's ready to be enjoyed from day one.

From the moment you arrive, there's an immediate sense of care and simplicity. A neat, shingled front garden and useful storm porch create a welcoming first impression, while the adjoining storage shed provides the perfect place to keep bikes, garden equipment or outdoor essentials neatly tucked away.

Step inside and you'll find a bright, comfortable home that's been thoughtfully designed for everyday living. The welcoming entrance hall offers useful built-in storage before leading through to the spacious living room, where large patio doors draw your eye straight out to the garden beyond. Filled with natural light, it's a wonderfully relaxing space that adapts effortlessly to modern life, whether that's curling up with your favourite film, enjoying a quiet evening after work or welcoming friends and family.

The kitchen has been designed with practicality in mind, offering excellent storage, generous worktop space and integrated cooking appliances, making everything from quick weekday meals to weekend breakfasts refreshingly straightforward.

Upstairs, you'll find two well-proportioned bedrooms. The principal bedroom benefits from a built-in wardrobe, while the second bedroom offers fantastic flexibility as a guest room, nursery or home office, adapting easily as your lifestyle evolves. Completing the first floor is a modern family bathroom, fitted with a stylish P-shaped bath and shower over.

Outside is where this home really comes into its own.

The west-facing rear garden is perfectly positioned to enjoy the afternoon and evening sunshine, making it an ideal place to unwind after work, enjoy a summer barbecue or simply sit with a coffee as the sun begins to set. Designed to be low maintenance, it's a garden that's there to be enjoyed rather than endlessly looked after.

Adding to the everyday convenience are two allocated parking spaces, ensuring you'll never have to worry about finding somewhere to park when you arrive home.

With gas central heating, double glazing and an excellent location close to local amenities, schools and transport links, this is a home that effortlessly combines comfort with practicality.

Beautifully maintained, wonderfully positioned and offered with no onward chain, this is more than simply a two-bedroom house, it's an opportunity to enjoy straightforward, stress-free home ownership in one of King's Lynn's most sought-after locations.

Disclaimer

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 £24.50 per client for this service.

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.

All measurements are provided as a guide and may not be exact.

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.

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.

Tenure: Freehold

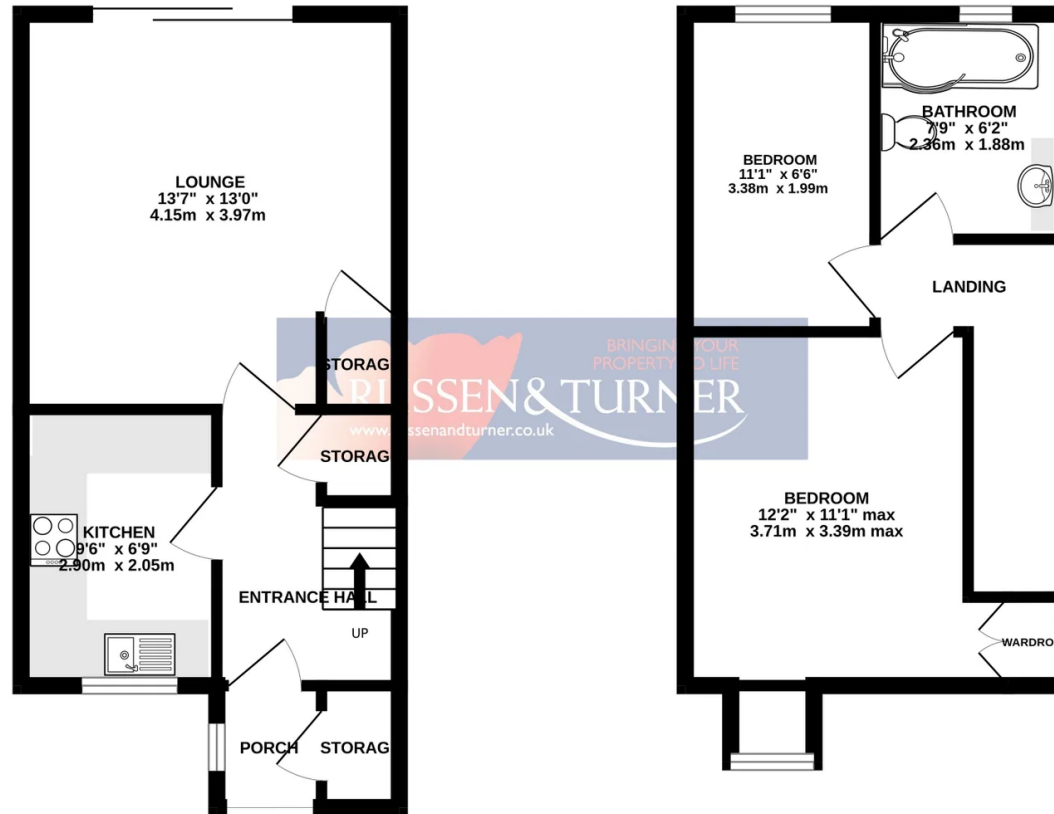
Property Type: Terraced House

- Mid Terraced House
- Two Comfortable Bedrooms
- Popular Location - Just off Wootton Road
- Two Off-road Parking Spaces
- Set at Bottom of Quiet Cul-de-sac
- Close to Local Amenities
- Excellent Storage including Built-in Wardrobes
- No Onward Chain
- Fantastic First Home or Potential Investment Opportunity
- Gas Central Heating



GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.

1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 635 sq.ft. (59.0 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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