



**11 Clifton Road, King's Lynn PE30 3DN**

**£219,995**

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

Set within the ever-popular Grange Estate, this bright and welcoming three-bedroom semi-detached bungalow offers an exciting opportunity to create a home that truly reflects your style. With no onward chain, you can move quickly and start your next chapter without delay.

From the moment you arrive, there's a sense of space and potential. Step through the porch, a practical spot for coats and shoes, and into a home that instantly feels comfortable and inviting. The generous 19ft living/dining room is filled with natural light, creating a warm, uplifting space that's perfect for both relaxing evenings and hosting friends and family. It's a true blank canvas, ready to be styled your way.

The layout flows effortlessly, with an inner hallway leading you through to the kitchen. Designed with functionality in mind, it offers plenty of storage and the perfect foundation to design your dream cooking space, whether that's baking on a Sunday afternoon or preparing a classic roast to share.

The bungalow continues to impress with three well-proportioned bedrooms, offering flexibility for family life, guests, or even a home office, alongside a family bathroom.

Step outside and the lifestyle appeal really comes into its own. The generous, private rear garden is a fantastic space to unwind, entertain, or simply soak up the sunshine. There's also exciting scope to extend (subject to the necessary planning permissions), giving you the option to grow the home as your needs evolve.

Practicality is well covered too, with off-road parking to the front and a garage providing additional storage, conveniently accessible from both the front and rear.

A home with great bones, plenty of natural light, and endless potential, all in a sought-after location. Come and see how easily this could become your perfect place to call home.

**Tenure: Freehold**

**Property Type: Semi-Detached Bungalow**

- Semi-Detached Bungalow
- Three Bedrooms
- No Onward Chain
- Popular Location - Grange Estate
- Gas Central Heating
- Generous and Private Rear Garden
- Off-road Parking
- 19ft Living/Dining Room
- Garage
- Potential to Improve

#### Disclaimer

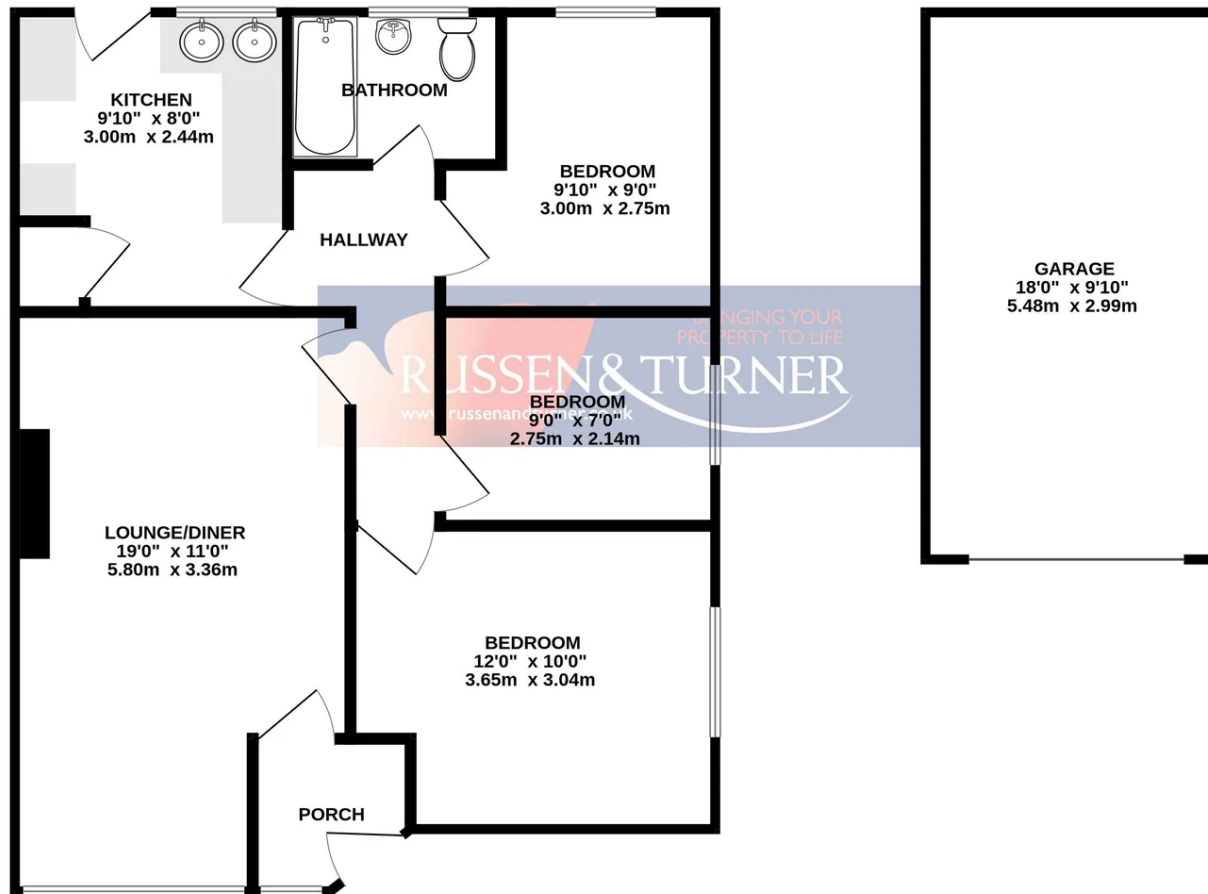
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant 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.



*Private and enclosed - A space for you to make your own*



GROUND FLOOR  
813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 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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