



**87 St Peters Road, West Lynn, King's Lynn PE34 3JT**

**£400,000**

**Bedrooms: 4 | Bathrooms: 1 | Receptions: 2**

Tucked quietly in the shadow of the village church in West Lynn, this substantial four-bedroom detached home offers something increasingly rare, a beautifully evolving space that's already been transformed, yet still leaves room for you to make your own mark. With the added benefit of a self-contained two-bedroom annex, it's a home that flexes easily around modern family life, multi-generational living, or even income potential.

From the outset, there's a sense that this is a home with a story still being written. The current owners have undertaken an impressive programme of improvements, creating stylish, ready-to-enjoy living spaces, while thoughtfully leaving scope for the next chapter to be shaped by you.

Step inside and you're welcomed by a striking hallway, an introduction that immediately sets the tone. Clean lines, considered finishes, and a sense of space create a calm yet confident first impression. From here, the home unfolds naturally.

The living room and adjoining snug form a wonderfully balanced retreat, generous in size yet inherently cosy. Flooded with natural light during the day, it's a space that invites slow mornings and relaxed afternoons, while in the evening it transforms into a warm, intimate setting for unwinding with family or friends.

At the heart of the home lies the kitchen/dining room, a vibrant, light-filled hub designed for real life. This is where the pace of the day picks up: breakfast at the bar before the school run, homework spread across the table, or evenings spent cooking and entertaining. The layout is both practical and sociable, with ample worktop space, plentiful storage, and a breakfast bar that naturally draws people in. It's a space that doesn't just look good, it works hard too.

For those needing flexibility, the ground floor continues to deliver. A dedicated study provides a quiet, inspiring space to work from home, create, or focus, equally suited to a studio as it is a home office. Alongside this are two additional rooms, currently unfinished, offering exciting potential. One has been earmarked as a bathroom, while the other is a blank canvas, whether you envision a gym, playroom, or additional living space, the choice is entirely yours.

Upstairs, the sense of space continues with four well-proportioned bedrooms. The principal and second bedrooms are both comfortable doubles, while bedrooms three and four offer versatility, ideal for children, guests, or evolving lifestyle needs. The fourth bedroom is currently used as an additional workspace, though it could easily become a dressing room with fitted storage. A contemporary family bathroom completes the upper floor.

Outside, the home maintains its strong impression. A gated driveway provides ample off-road parking, while useful outbuildings add practicality, a handy store to one side and a former garage to the other, offering potential for reinstatement or repurposing.

The rear garden offers a pleasing sense of privacy, with the church providing a characterful backdrop. Decking creates a natural space for al-fresco dining and summer evenings, while the lawn beyond gives children and pets room to play and explore.

And then, there's the annex, a real asset and a rare find. Fully self-contained, it offers an open-plan living, kitchen and dining area, two comfortable bedrooms, and a modern shower room. Whether used for extended family, guests, independent teenagers, or even as a rental opportunity, it adds a whole new layer of flexibility to the property.

This is a home that already offers space, style, and substance, but perhaps most importantly, it offers potential. It's ready to be lived in from day one, yet still invites you to shape it into something truly personal.

**Tenure:** Freehold

**Property Type:** Detached House

- Detached House with Self Contained Annex
- Four Bedrooms (Plus Two further Bedrooms in Annex)
- Popular Village
- Potential to Improve and Make your Own
- Multiple Reception Rooms - Flexible Layout
- Private Rear Garden
- Ample Off-road Parking
- Next to Village Church
- Walking Distance to Primary School and Other Amenities
- Stunning Kitchen/Dining Room

Disclaimer

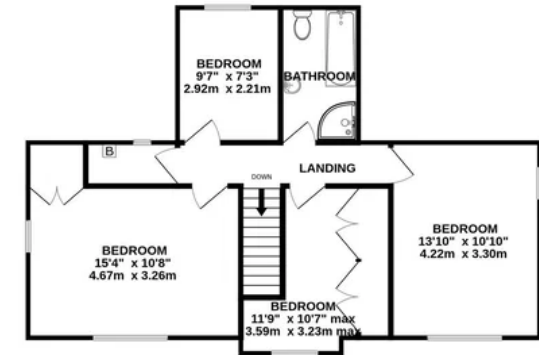
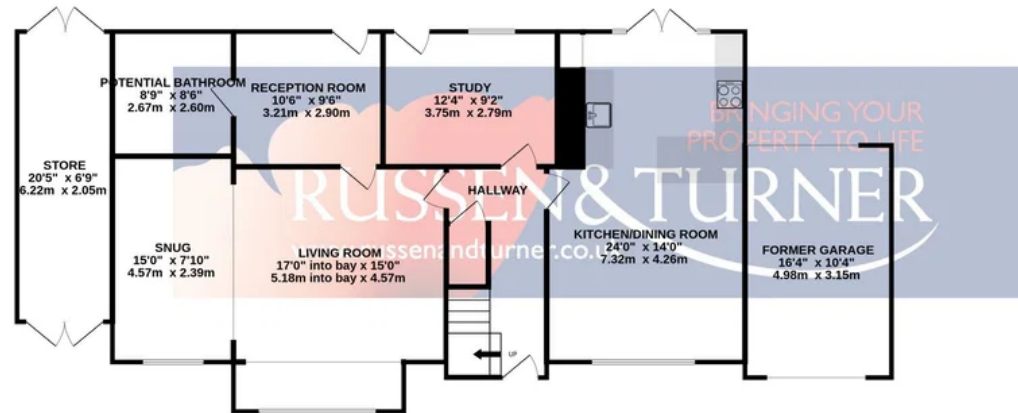
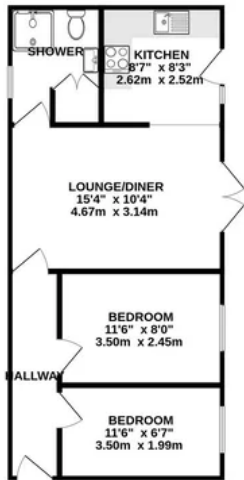
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2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All 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.



ANNEX  
496 sq.ft. (46.1 sq.m.) approx.

GROUND FLOOR  
1378 sq.ft. (128.0 sq.m.) approx.

1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 2499 sq.ft. (232.1 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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