



**2 James Close, King's Lynn PE30 3SH**

**£270,000**

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

Positioned on a generous plot within a peaceful cul-de-sac on King's Lynn's ever-popular Grange Estate, this two-bedroom detached bungalow offers something increasingly sought after, space, privacy, and genuine potential to create a home that reflects your own style and vision.

From the moment you arrive, the sense of opportunity is clear. The plot itself sets this home apart, with a substantial frontage providing ample off-road parking alongside a private driveway and single garage. It's practical, yes, but it also hints at the flexibility and scope this property holds.

Step inside and you'll find a well-balanced layout, ready to be reimagined. The reception room offers a comfortable starting point, a space that could easily become a warm and inviting hub for everyday living, shaped entirely to your taste. Natural flow leads you through to the kitchen and on to the two double bedrooms, each offering generous proportions and the versatility to adapt as your needs evolve.

The bathroom serves the home in its current form, while the interior as a whole presents a clear and exciting opportunity for modernisation. This isn't a home that needs to be undone, it's one that invites thoughtful improvement, allowing you to build something bespoke on a solid foundation.

Outside, the possibilities continue. The rear garden provides a private and spacious setting, perfect for relaxing, entertaining, or simply enjoying the outdoors at your own pace. For those with a longer-term vision, the size of the plot opens the door to further development potential (subject to the necessary permissions), whether it's extending the home or exploring the option for a separate dwelling, it adds another layer of appeal.

Essential services are already in place, including mains gas, electricity, and water, meaning your focus can remain firmly on design, layout, and making the space your own.

The Grange Estate remains a consistently popular choice for good reason. Well-placed for local schools, shops, and transport links, it offers everyday convenience, while King's Lynn town centre is just a short distance away, bringing a wider mix of shopping, dining, and leisure options. Beyond that, the surrounding Norfolk countryside provides space to escape and explore.

This is not just a property to move into, it's a project with purpose. A detached bungalow, a generous plot, a sought-after location, and the added intrigue of potential future development (STPP). For the right buyer, it's an opportunity to create something truly personal, with long-term rewards to match.

**Tenure:** Freehold

**Property Type:** Detached Bungalow

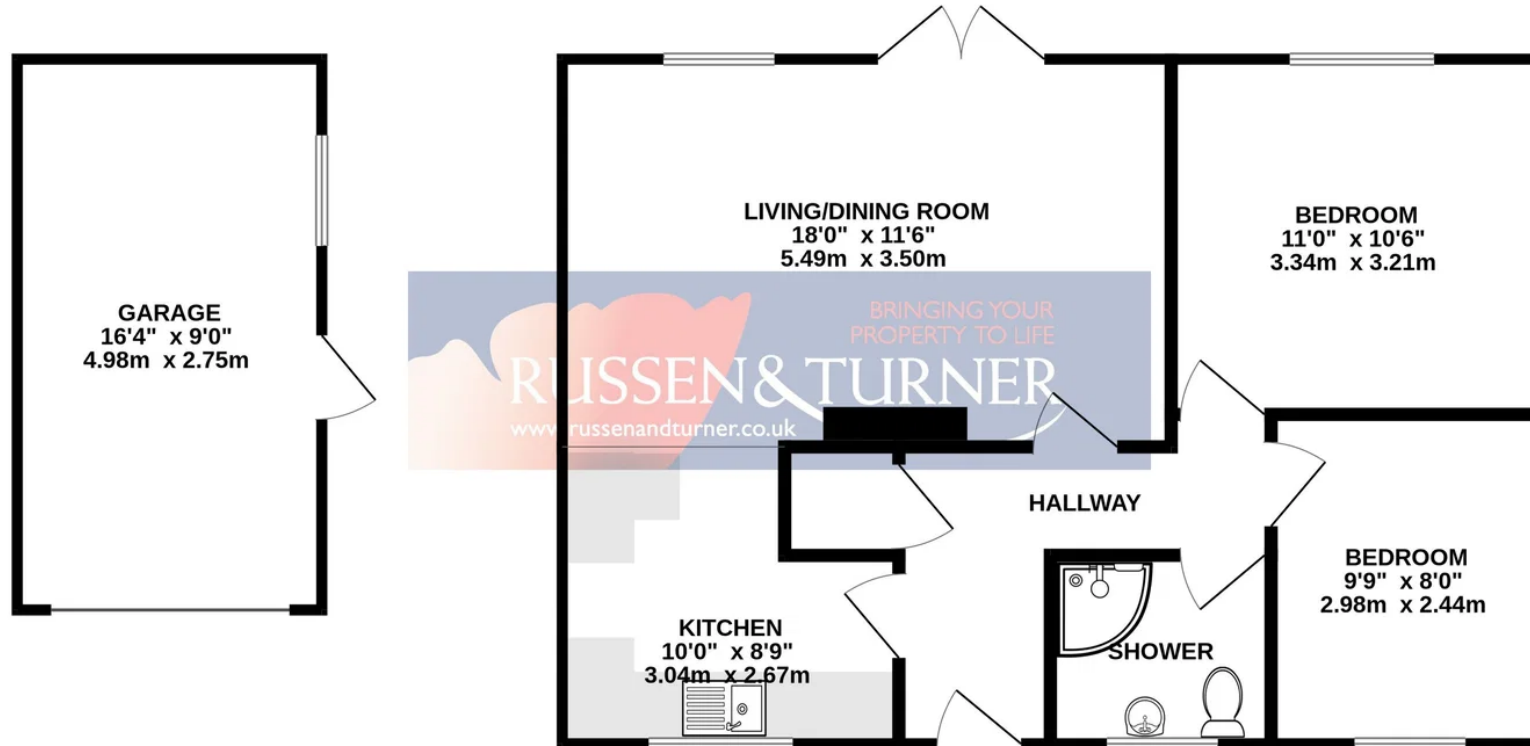
- Detached Bungalow
- Two Double Bedrooms
- Potential Building Plot - STPP
- No Onward Chain
- Large Plot
- Potential to Improve
- Garage and Off-road Parking
- Gas Central Heating
- Set within Cul-de-sac
- Popular Location - 'Grange Estate'

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.



GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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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