



Period home, located on the desirable Chase Avenue - No.21

£299,500

What3Words: under.loft.shapes

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

There is something particularly appealing about a period home that has retained its character while being adapted to suit modern family life, and this attractive semi detached house on popular Chase Avenue does exactly that.

Step through the front door and the entrance hall immediately gives the house a welcoming feel, with the added practicality of a ground floor WC.

At the front of the house is the bay fronted lounge, a lovely room in its own right, which opens into the sitting room beyond. Here, a wood burning stove provides a natural focal point and gives the room that cosy feel you want on a winter evening.

The accommodation then continues into a light, bright and spacious dining area, where the glazed roof brings in plenty of natural light and creates a great space for family meals, entertaining friends or simply sitting and enjoying the outlook towards the garden.

Leading from the sitting room is the extended 18'10 kitchen/breakfast room. Generously proportioned and well equipped, it has a range of fitted units together with an integrated fridge/freezer, oven, dishwasher and gas hob. A breakfast bar provides somewhere for a quick coffee or informal meal, while the outlook towards the rear garden makes this another enjoyable space in which to spend time.

A door from the kitchen leads into a useful side courtyard, which in turn takes you through to what we think is one of the real highlights of the property.

The south facing rear garden is mature, established and offers an excellent degree of privacy. Predominantly laid to lawn with mature trees and planting, there is also a raised patio providing the perfect spot for outdoor dining, summer barbecues or simply enjoying the sunshine. For a home so conveniently positioned for the town centre, it feels wonderfully private once you are outside.

Upstairs, the generous accommodation continues with three well proportioned bedrooms, a separate study, ideal for anyone working from home, and a shower room.

To the front, the property has its own garden and parking, together with access to the attached 15' x 7'8 garage, providing useful additional storage or parking.

The property benefits from double glazing and gas central heating and occupies a particularly convenient position on Chase Avenue. King's Lynn town centre and its wide range of shops, restaurants and amenities are within easy reach, as is the railway station with direct services to Cambridge and London King's Cross. The Walks, Chase Park and a choice of local schools are also close by.

With its period appearance, extended and versatile accommodation, excellent kitchen/breakfast room and that lovely south facing garden, this is a house that offers considerably more than you might first expect from the outside.

Property Type: Semi Detached House

- Desirable Chase Avenue
- Semi-detached home
- Three bedrooms
- Period home
- Separate study
- 3 Reception rooms
- 18ft10 Kitchen / breakfast
- South facing garden
- Garage and parking
- Close to amenities

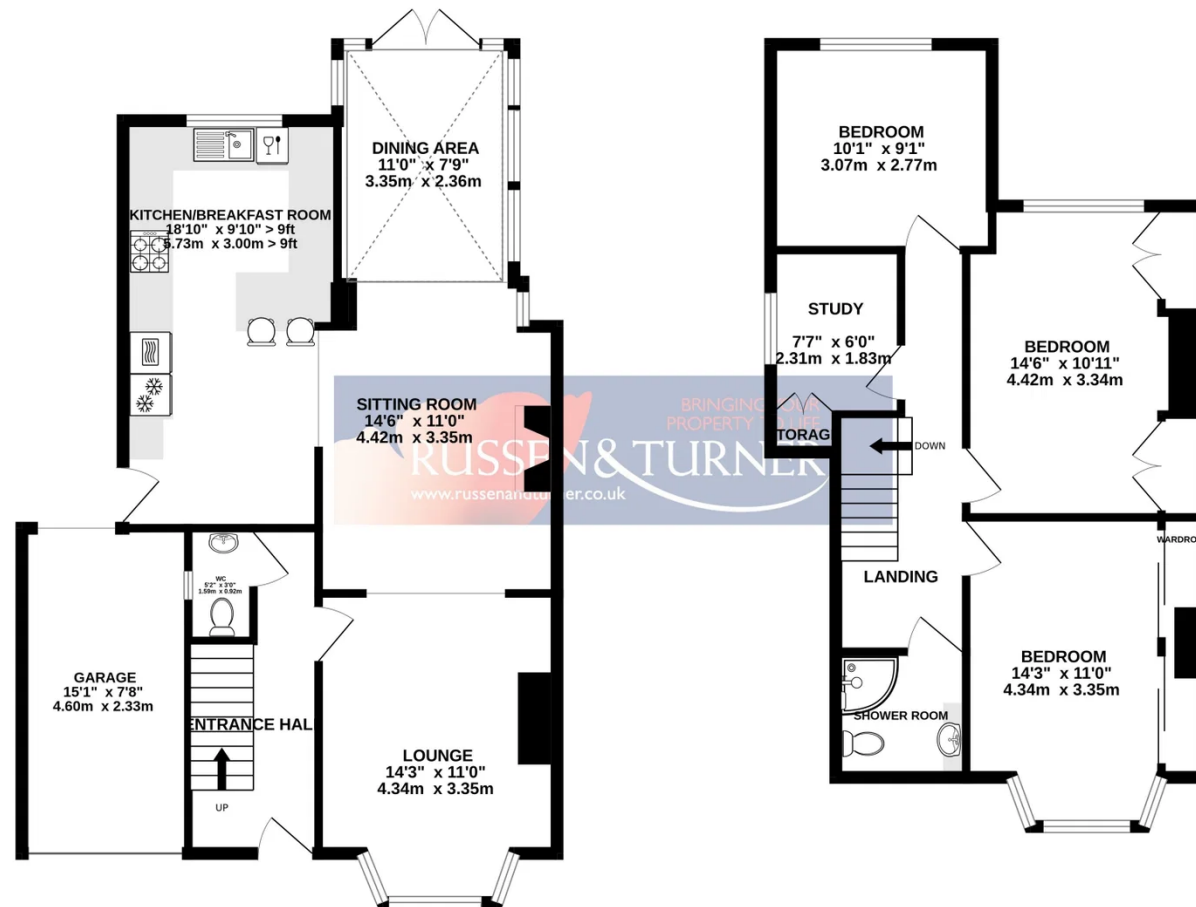
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GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.

1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 1316 sq.ft. (122.3 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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