



Beautiful Family Home. 9 Methuen Avenue, King's Lynn, PE30 4BN

£235,000

What3Words: padlock.pigtails.elastic

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Russen & Turner are proud to offer to the market this beautifully presented three bedroom home, tucked away just off the highly regarded Wootton Road area of King's Lynn, a location that continues to prove incredibly popular with families and buyers wanting convenience, schools, amenities and easy access into town.

From the moment you step through the door, this is a home that simply feels right. Light flows through the accommodation, the layout works effortlessly for modern living and there is an immediate sense that this is somewhere you could happily move straight into and start enjoying from day one.

The welcoming entrance hall sets the tone perfectly and includes a useful storage cupboard along with a downstairs W.C. To the front, the bay fronted lounge offers a cosy yet elegant space to relax, whilst to the rear, the superb open plan kitchen / diner is very much the heart of the home. With fitted appliances including an oven, hob, dishwasher and microwave, plus French doors opening directly onto the garden, it is easy to imagine summer evenings with friends, children playing outside whilst dinner is cooking, or simply enjoying that all important connection between inside and out.

Upstairs, the three bedrooms are all nicely proportioned and beautifully presented, whilst the bathroom features a modern three piece suite complete with a 'P' shaped bath and shower over.

Outside is where this home really starts to stand out from many others in its price range. The rear garden has been designed to be enjoyed, with a patio area for entertaining, a lawned section for children or pets and a fantastic summerhouse with power and light. Whether you dream of a home gym, stylish office, hobby room or your own tucked away retreat with a glass of wine at the end of the day, this versatile space gives you the flexibility to make it your own. Beyond this, a rear gate leads directly to the property's private parking space.

Homes in this condition, in this location and with this type of lifestyle appeal rarely stay available for long, especially when they offer so much more than first meets the eye.

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.

Tenure: Freehold

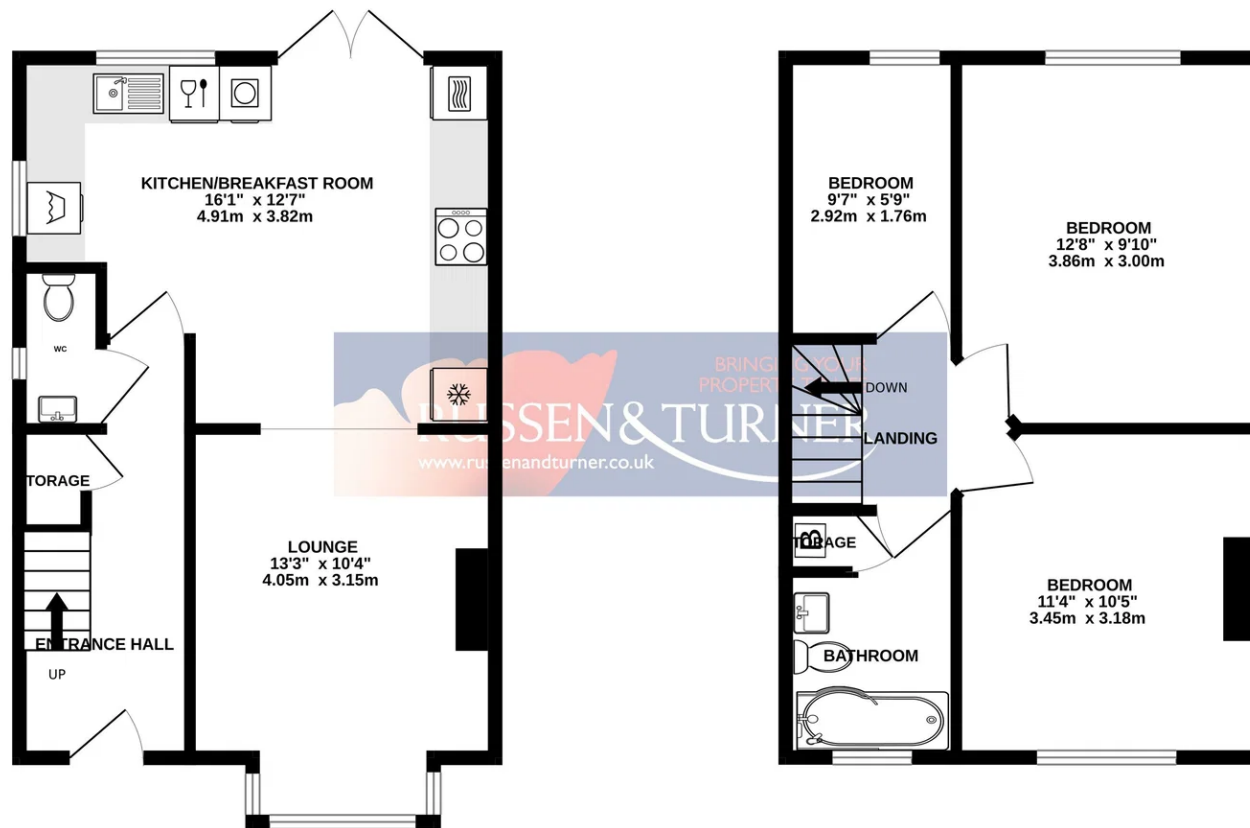
Property Type: End of Terrace Home

- Beautifully presented
- Three bedrooms
- Open plan kitchen
- Bay fronted lounge
- Downstairs W.C.
- Private parking
- Summerhouse with power
- Gas central heating
- Desirable location
- Cul-de-sac



GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.3 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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