



Draycote Close, King's Lynn

what3words: beginning.poets.erupts

Offers Over
£165,000

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

Your first home should feel exciting... not overwhelming

Tucked away in a quiet cul-de-sac, this well-presented two-bedroom home offers exactly what so many first-time buyers are searching for, a property that's comfortable enough to move straight into, yet still gives you the opportunity to make it your own over time.

Having recently been refreshed and re-decorated, it's the kind of home where you don't need to tackle everything at once. Simply unpack, settle in and enjoy your new surroundings, updating each room as inspiration (and budgets!) allow. A blank canvas in all the right ways, it's ready to become a reflection of your own style without demanding immediate attention.

Step inside and you'll immediately appreciate the bright, welcoming feel. The entrance hall leads through to a practical kitchen, thoughtfully arranged with everything you need for everyday cooking, while the generous living and dining room forms the heart of the home. Filled with natural light, it's a wonderfully versatile space that adapts effortlessly to everyday life. Whether it's your first dinner party, a cosy evening on the sofa or simply relaxing after work, it's a room that's easy to imagine making your own.

Sliding doors open directly onto the rear garden, creating a lovely connection between inside and out and making the whole space feel even larger during the warmer months.

Upstairs, you'll find two comfortable bedrooms. The principal bedroom is an excellent double with built-in storage already in place, while the second bedroom offers fantastic flexibility. Whether you need a guest room, nursery, home office or dressing room, it's a space that can evolve alongside your lifestyle. A family bathroom completes the first floor.

Outside, the home continues to make life refreshingly straightforward. The rear garden has been beautifully maintained and is designed to be enjoyed rather than constantly worked on. Easy to care for yet offering plenty of space to sit out with friends, enjoy a summer barbecue or simply unwind after a busy day, it's the perfect outdoor extension of the home. There's a garden shed too, adding extra storage for keeping the garden as neat, clean and tidy as your home.

One particularly thoughtful feature is the allocated parking space, conveniently positioned immediately outside the rear garden gate. Whether you're unloading the weekly shop or arriving home after a long day, having your parking so close is one of those everyday conveniences you'll quickly come to appreciate.

Located close to local schools, shops and everyday amenities, everything you need is within easy reach, making day-to-day life that little bit simpler.

Offered with no onward chain, this is a home that's ready when you are.

Neat, tidy, economical to run, thanks to the cavity wall insulation and 300mm of insulation in the loft space, and full of potential, it's the perfect place to begin your journey as a homeowner. Move straight in, enjoy it from day one, and make improvements at your own pace. Sometimes, the best first homes aren't the ones where everything has already been done, they're the ones that leave room for you to make your own memories, and your own mark.

Property Type: Terraced House

- Mid Terraced House
- Two Versatile Bedrooms
- Electric Heating
- Perfect First Home - Move in Ready
- Private and Enclosed Rear Garden
- Sought After Location - Set within Cul-de-sac
- Potential Investment Opportunity
- Close to Local Schools & Shops
- Off Road Parking - Just outside Garden Gate
- Council Tax Band A

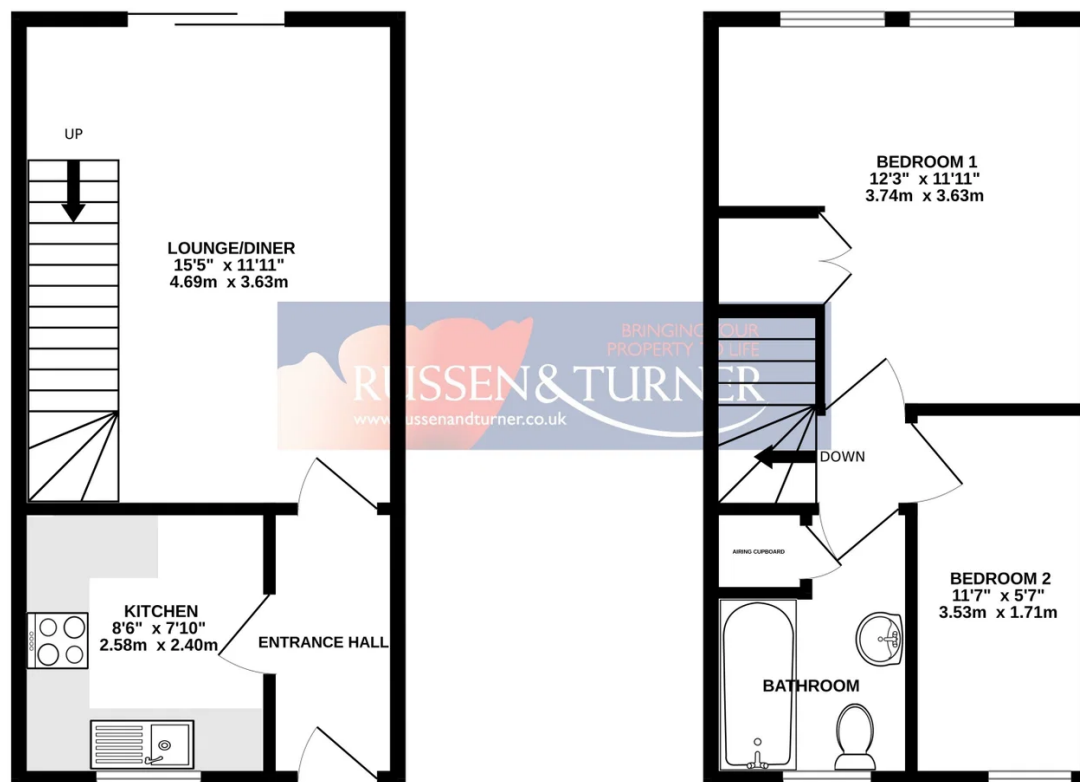
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1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.
2. We do our best to make sure our property details 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
284 sq.ft. (26.4 sq.m.) approx.

1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 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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