



**21 Queensway, King's Lynn PE30 4AW**

**£329,995**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

**Attractive Three Bedroom Detached Home with South Facing Garden.**

This well-presented three double bedroom detached home offers bright, spacious accommodation and a superb south / west-facing garden, making it an ideal choice for families or buyers seeking flexible living space in a convenient location.

The property welcomes you with a generously sized entrance hall, currently utilised as a home study area, providing a versatile space that immediately sets the tone for the light and airy feel throughout the home. There is also a convenient downstairs W.C. located off the hallway.

To the rear of the property, the bright and sunny kitchen enjoys pleasant views over the garden and sits adjacent to the dining area, creating a sociable layout perfect for everyday family life and entertaining. The lounge is equally light-filled, featuring patio doors that open directly onto a charming pergola and patio area, a wonderful spot for relaxing or hosting guests while enjoying the south-facing garden.

Upstairs, the spacious landing leads to three well-proportioned double bedrooms, all offering comfortable accommodation. The family bathroom is fitted with a clean and modern white three-piece suite.

Outside, the property benefits from a front garden with a driveway leading to the integral garage, along with additional space at the front providing potential for further parking if required. The integral garage also offers excellent potential to convert into additional living accommodation, subject to the necessary consents.

A side gate provides access to the good-sized rear garden, which is mainly laid to lawn and enjoys a desirable south / west-facing aspect. The attractive pergola over the patio area creates a lovely setting for al fresco dining and outdoor entertaining. The garden also benefits from backing onto school playing fields, giving a pleasant open outlook.

The home has been significantly improved by the current owner, including the installation of a new boiler in 2014, a modern kitchen, and numerous further enhancements that contribute to the property's overall appeal.

**Ideally situated close to the well-regarded Springwood High School, this property is perfectly suited to families looking for space, convenience and a welcoming home environment.**

**Tenure:** Freehold

**Property Type:** Detached House

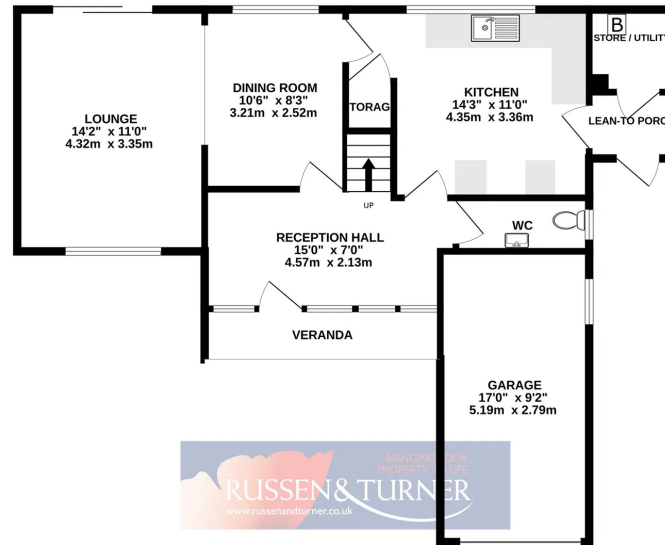
- Detached house
- 3 Double bedrooms
- 2 Reception areas
- Large entrance hall
- Ground floor W.C.
- South / west facing garden
- Garage & Driveway
- Close to popular school
- Backs on to school playing field
- Great family home

**Disclaimer**

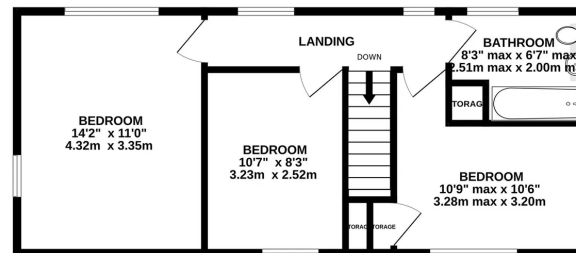
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant 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  
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 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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