

England & Wales		
EU Directive 2002/91/EC		
47	Not energy efficient - higher running costs	
	G	(1-20)
	F	(21-38)
	E	(39-54)
	D	(55-68)
	C	(69-80)
	B	(81-91)
A	Very energy efficient - lower running costs	
	A	(92 plus)
Potential	Current	

Council Tax Band - A



53 Church Close,
Grimston, King's Lynn,
PE32 1BN

£235,000

- Two bedrooms upstairs
- Modern 1-year-old kitchen
- Large enclosed garden
- Garage and log shed
- Office or 3rd bedroom
- New 8Kwh multi-fuel burner
- Driveway parking available
- Village life in Grimston

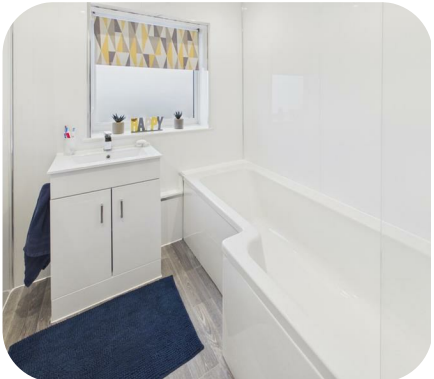
Nestled in the charming village of Grimston, King's Lynn, this delightful semi-detached house on Church Close offers a perfect blend of modern comfort and classic appeal. Built in the 1950s, this property has been thoughtfully updated while retaining its character, making it an ideal family home.

Spanning an impressive 904 square feet, the house features three well-proportioned bedrooms, providing ample space for relaxation and rest. The two bathrooms ensure convenience for family living, catering to the needs of a busy household. The heart of the home is undoubtedly the contemporary kitchen, which is just one year old, offering a stylish and functional space for culinary pursuits.

The inviting reception room serves as a perfect gathering spot for family and friends, creating a warm atmosphere for entertaining. A new 8kWh multi-fuel burner adds a touch of warmth and charm, making the space cosy during the colder months.

Outside, the property boasts a large enclosed garden, ideal for children to play or for hosting summer barbecues. The driveway provides parking for up to four vehicles, ensuring that you and your guests will never be short of space. Additionally, the garage and log shed offer practical storage solutions for gardening tools and outdoor equipment.

This semi-detached house is not just a home; it is a lifestyle choice, set in a peaceful location with a strong sense of community. With its modern amenities and spacious layout, this property is sure to appeal to families and professionals alike. Do not miss the opportunity to make this charming residence your own.



Living Room

10'6" x 23'3"
This spacious living room is filled with natural light from dual windows, creating a welcoming atmosphere. Its generous length offers ample space for both relaxing and entertaining. The room features a contemporary fireplace as a focal point, complemented by a soft carpet underfoot and neutral walls, allowing you to add your own personal touches with ease.

Kitchen

10'11" x 8'5"
The kitchen is thoughtfully designed with modern navy cabinetry paired with white marble-effect work surfaces. It is well-lit by two windows and recessed ceiling lights, creating a bright and functional space. There is plenty of storage and integrated appliances, including spaces for washing machine and a dryer. The wood-effect flooring adds warmth and character to the room.

Bedroom 1

10'5" x 10'4"
A well-proportioned bedroom featuring a large window that allows natural light to fill the space. The room includes mirrored sliding wardrobes along one wall, offering excellent storage options, and is finished with a soft grey carpet and neutral décor, making it easy to personalise.



Bedroom 2

10'7" x 10'4"
This spacious bedroom enjoys plenty of natural light from a large window with views over surrounding greenery. It is carpeted in a dark tone and decorated in calming colours, providing a cosy and peaceful setting. The room has ample space for furnishings and play areas, making it versatile for various needs.

Bedroom 3

5'10" x 9'0"
A smaller bedroom that benefits from a window overlooking the front. The room has a light and airy feel, with neutral walls contrasting with a patterned feature wall. It is carpeted in a soft colour and has space for furniture or use as a study.

Bathroom

5'11" x 5'9"
This bathroom is elegantly simple with a white suite including a bath with shower screen and a vanity sink unit. The room has a bright window with a patterned blind and wood-effect flooring, creating a fresh and clean environment.

WC

2'9" x 4'10"
A handy separate WC with a contemporary white suite, including a toilet and wash basin. It is tiled in black and white with a frosted window providing natural light and privacy, and the flooring is wood-effect for practicality.

Hallway

5'10" x 4'4"
The hallway offers a practical entrance space with enough room for coats and shoes. It leads directly to the main living areas and features a neutral décor and flooring that complements the rest of the home.

Landing

3'0" x 17'1"
A bright landing connects the bedrooms and bathrooms on the upper floor, providing a practical circulation space with neutral décor and carpeted flooring for comfort.

Garage

21'9" x 9'8"
The garage offers a generous space for parking or storage. It has a length that accommodates most vehicles, plus additional room for tools, bikes or garden equipment.

Rear Garden

The rear garden is a generous outdoor space, mainly laid to lawn with mature hedging and fencing that provide privacy and shelter. It includes a variety of play equipment and garden sheds, ideal for families or those who enjoy gardening and outdoor activities. There is a paved path and areas that could be adapted for further landscaping or seating.