



Family home with parking on Vancouver Avenue.

£249,500

What3Words: dress.effort.lime

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

ROOM TO GROW, INSIDE AND OUT

There's something about a traditional Victorian home that just works for family life. Bigger rooms, higher ceilings, character and, in this case, a garden with the sort of space that can become a real extension of the home.

This attractive bay-fronted semi-detached house sits on Vancouver Avenue, putting you within easy reach of King's Lynn town centre and its wide range of shops, schools and everyday amenities. The railway station is also conveniently close, making this a particularly practical choice if anyone in the family needs to commute.

Step inside and you'll find the generous proportions you'd hope for from a home of this period. There are two separate reception rooms, giving you the flexibility to create a comfortable family living room alongside a dining room, playroom or second sitting room. It's the sort of layout that allows everyone to have their own space without losing that feeling of a family home.

The ground floor also includes the kitchen, bathroom and a useful PVCu lean-to utility room, helping keep the everyday washing, muddy shoes and family clutter away from the main living areas.

Upstairs are three generous bedrooms, rather than one good room and two that feel like an afterthought, together with the convenience of a separate first-floor WC.

Outside is where this home has another big advantage. The large rear garden offers plenty of room for children to play, summer barbecues, entertaining friends or simply relaxing outside, with scope for keen gardeners to really make it their own. There's also private parking to the rear, a valuable addition this close to the town centre.

The house benefits from double glazing and gas central heating, with a replacement combi boiler fitted in 2021.

If you've been searching for a family home with genuine space, a large garden and a convenient location, but still want the character and proportions of an older property, this Victorian semi on Vancouver Avenue deserves a closer look.

Tenure: Freehold

Property Type: Semi Detached House

- Victorian bay-fronted home
- 3 Bedrooms
- 2 Reception room
- Utility space
- Generous garden
- Convenient location
- New gas boiler 2021
- Private parking
- Double glazed
- Family home

Disclaimer

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.

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.

All measurements are provided as a guide and may not be exact.

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.

These details are provided in good faith, but they don't form part of any offer or contract.

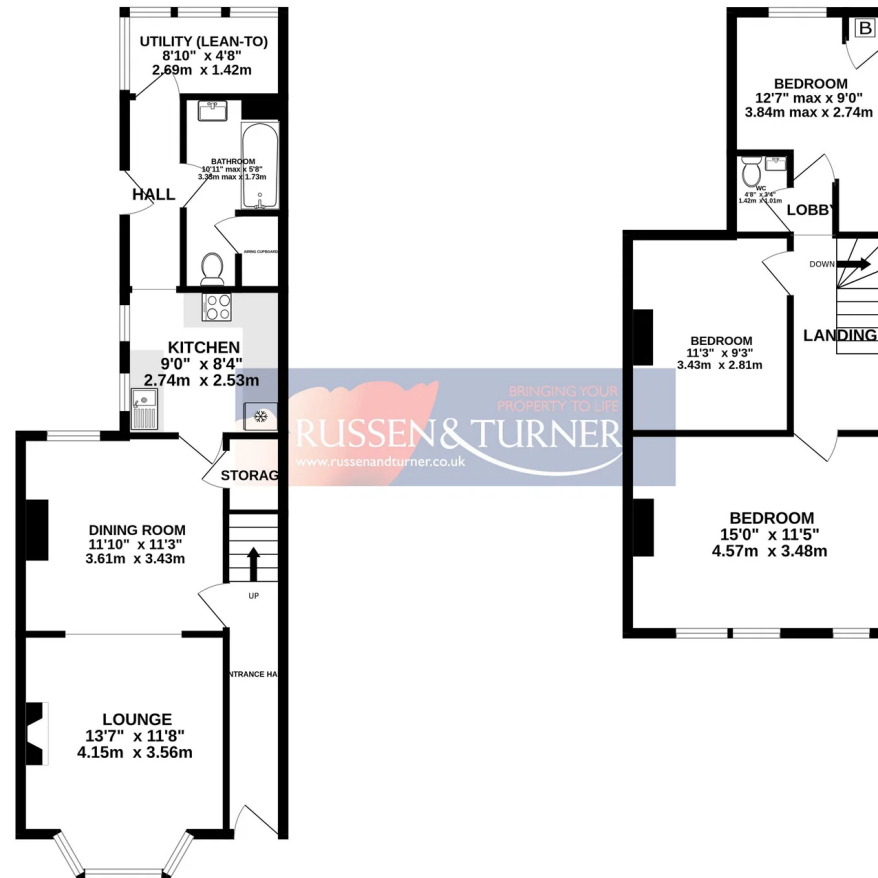
Buyers should verify any points that are important to them before proceeding.

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GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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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