



70 Blackford, King's Lynn PE30 3UL

£269,995

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Tucked away in a peaceful cul-de-sac within a sought-after location, this attractive three-bedroom detached home offers a wonderful blend of comfort, practicality and charm, perfect for modern family living.

From the moment you arrive, the property impresses with its private driveway leading to a garage, along with a welcoming frontage that enjoys the morning sunshine. Step inside and you're greeted by a practical entrance hallway, an ideal spot to slip off shoes and coats after a long day, complete with access to the garage. The garage itself has been boarded over the entrance door, creating a highly versatile space perfect for a home gym, workshop or additional storage.

The ground floor has been thoughtfully arranged to create a sociable and flowing layout. The lounge opens seamlessly into the dining area, offering a great space for both relaxing and entertaining, with French doors leading out to the rear garden. The kitchen is well-equipped with ample storage and also benefits from direct access outside, perfect for everyday convenience.

Upstairs, the property continues to impress with three well-proportioned bedrooms, all offering comfortable accommodation. These are served by a generously sized family bathroom, fitted with a modern three-piece suite.

Outside, the home truly comes into its own. The rear garden enjoys a sunny west-facing aspect, ideal for afternoon and evening sun, and has been neatly maintained with a patio seating area, lawn, and fenced boundaries providing a good degree of privacy. A covered side access adds further practicality, linking the front and rear of the property with ease.

This is a fantastic opportunity to secure a bright, well-presented home in a popular setting, early viewing is highly recommended.

Tenure: Freehold

Property Type: Detached House

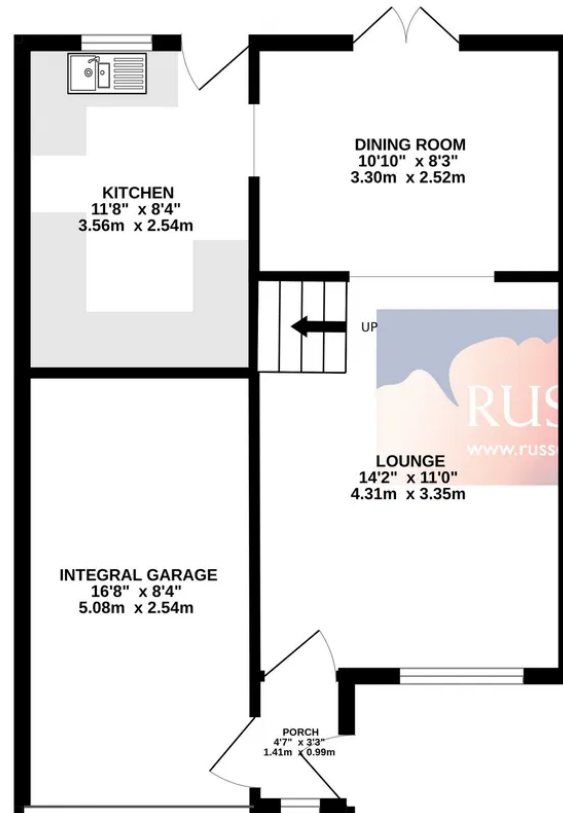
- Detached family home
- 3 Nice bedrooms
- 2 Receptions
- Light & spacious
- Cul-de-sac
- Popular location
- Garage
- Private parking
- West facing garden
- Gas central heating

Disclaimer

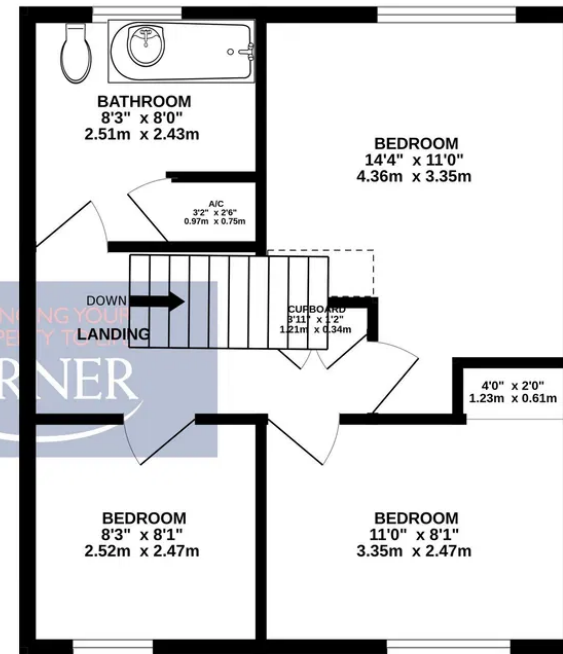
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant 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
485 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.1 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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