



A modern and extended home in Grafton Close, King's Lynn

King's Lynn

£269,995

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Fall in love with the kitchen. Stay for everything else. This is a home where the hard work has already been done!

Imagine collecting the keys to your new home and spending your weekends choosing furniture, inviting friends over and enjoying your surroundings, rather than worrying about rewiring, replacing windows or planning expensive renovations.

Sounds pretty good, doesn't it?

Tucked away at the top of a peaceful cul-de-sac, just a short stroll from the local primary school and shop, this beautifully improved three-bedroom home offers exactly that opportunity.

Since 2021, the current owners have transformed the property into a wonderfully individual home, full of colour, personality and thoughtful improvements. They've created a fabulous open-plan kitchen/dining room, introduced a stylish new bathroom and made the living spaces feel fresh, welcoming and ready to enjoy.

But the improvements go much deeper than appearances.

A full rewire, upgraded central heating system, replacement windows and doors, and improved insulation mean many of those bigger jobs have already been taken care of. It's the kind of investment you might not immediately notice in the photographs, but you'll certainly appreciate when moving in.

Step inside and a practical entrance porch provides somewhere for coats, shoes and school bags before you arrive at the real heart of the home.

The open-plan kitchen and dining room is an absolute delight.

Bright, contemporary and full of character, it's a space designed to bring people together. Stylish cabinetry offers excellent storage and worktop space, while integrated appliances include an oven, hob and fridge/freezer. There's plenty of room for a dining table too. Imagine breakfast before the school run, homework while dinner is cooking or friends gathered around on a Friday evening.

When summer arrives, French doors open directly onto the garden, allowing everyday life to spill effortlessly outside. And there's another clever feature that makes this home particularly appealing.

Hide-and-slide doors connect the kitchen/dining room with the living room, giving you the best of both worlds. Leave them open and the ground floor becomes one wonderfully sociable space, perfect for entertaining. Slide them closed and you've got a cosy, separate living room where you can put your feet up and enjoy a little peace and quiet.

Upstairs, the thoughtful improvements continue with three bedrooms, including two comfortable doubles and a well-proportioned single.

Currently used as a home office, the third bedroom could just as easily become a nursery, child's bedroom, dressing room or guest space, giving the house flexibility as your needs change. A beautifully updated contemporary bathroom completes the first floor.

Outside, the garden has just as much personality as the house itself.

Private, established and wonderfully colourful, it's a lovely place to enjoy the sunshine, entertain friends or simply relax with a morning coffee. Raised beds provide space for growing fruit, vegetables and flowers, while a greenhouse is another welcome addition for anyone who enjoys gardening. Whether you're keen to grow your own or simply want somewhere attractive to sit outside, there's plenty to enjoy. And with the local primary school and shop just a short walk away, everyday life feels that little bit more convenient.

What really sets this property apart is the combination of everything it offers.

A beautiful kitchen/dining room, flexible living spaces, three bedrooms, a stylish bathroom and a private garden full of character. All complemented by significant improvements that have already been carried out.

For first-time buyers, it's a chance to start homeownership without immediately taking on a renovation project. For growing families, it's somewhere comfortable, practical and ready for the next chapter.

The current owners have put the time, thought and investment into making this house a home. Now comes the exciting part, making it yours.

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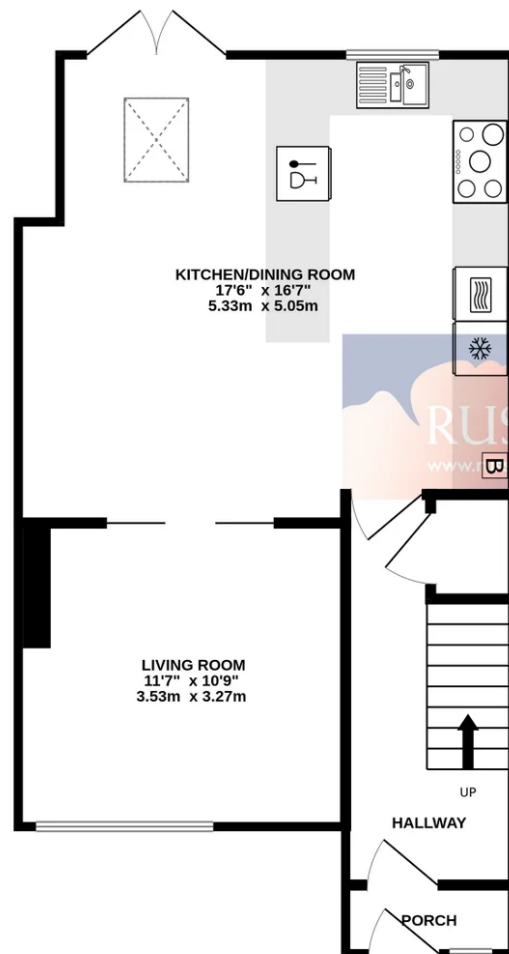
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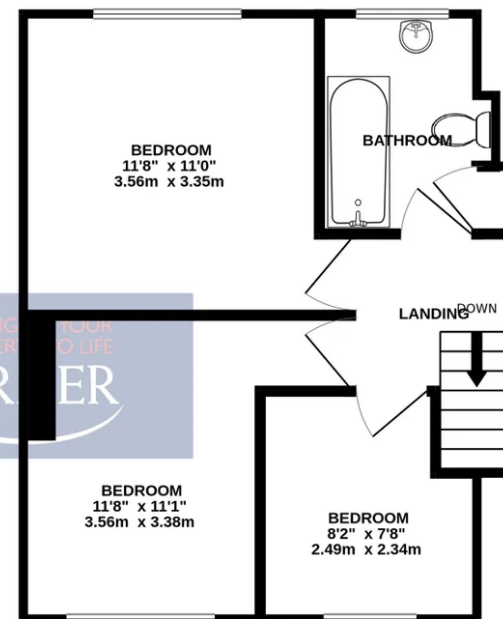
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GROUND FLOOR
491 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.

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