



21 Suffolk Road
Kings Lynn | Norfolk | PE30 4AH

FINE & COUNTRY

LOVELY SEMI-DETACHED FOUR BEDROOM FAMILY HOME



Fine and Country offer for sale this extended semi-detached four-bedroom family home within close proximity to Springwood High School and the Queen Elizabeth Hospital. This well presented four-bedroom semi-detached house sits on a generous plot with a fully enclosed mature rear garden. The property offers a good level of accommodation along with off-road parking, and a garage.



KEY FEATURES

- Extended Four Bedroom Semi-Detached Family Home
- Good size Kitchen Breakfast Room
- Large mature enclosed rear Garden laid mainly to lawn
- Gas central heating and UPVC double glazed throughout
- Off Road Parking with Garage
- Close proximity to Springwood School and Hospital
- Total Accommodation extends to 1310sq.ft
- Energy Rating C

Fantastic Family Home

When looking for the ideal family home, you will struggle to beat this gorgeous semi-detached house. With its four bedrooms and perfectly manicured garden, this property is sure to tick a lot of boxes for a growing family. The current owners purchased the house in 1994, and the location and family-friendly area grabbed their attention. As well as being close to good schools and the local community, they saw that the property had “the potential to be a great home” and boasted “a good location to bring up a young family.” They instantly loved the garden and the location and set about making this property the beautiful home you see today.

When asked to describe the property in three words, the current owners chose “safe, light and warm”, and these ring true as you wander from one room to the next. A lot of natural light streams into the property, and each room is light, bright and welcoming. The rooms have been finished to a high standard, with contemporary and classic design elements throughout.

Functional and Welcoming

Every inch of this house has been designed with family life in mind, and there is a clear flow from room to room. As you explore the property, you will see it's a functional and versatile home in every aspect. It manages to be practical and easy to live in, whilst also being comfortable and cosy. The current owners highlight that it's larger than many other properties in the area and has a sizable garage with direct access from the kitchen, providing additional space they have made use of.

The current owners chose the combination kitchen and dining room as their favourite room, explaining that “the big skylights really let the light in, and you can see the stars at night.” They also highlight how the kitchen looks out to the garden, offering unmatched views of nature. This brings the outside in and creates a colourful, light and bright space. As well as a comfortable and relaxing living room, the house also has a separate snug.





KEY FEATURES

This offers yet another room to relax, unwind and spend time together as a family. You won't find yourself short of living space.

Gorgeous Green Garden

This garden is undeniably green, and it's a wonderful place to sit back, relax and enjoy being outside. With a large grassed area and an abundance of trees, shrubs and bushes lining the perimeter, there is no shortage of natural life. It's also a clean, uncluttered, easy-to-maintain outdoor space, and the current owners note how it's extremely dog friendly. Although there are other houses around, the garden always feels private and tranquil. It's completely enclosed, making it a safe and secure space for children to run, play and burn off some energy. There is also a lovely patio area with room for dining, hosting and entertaining guests.

One of the best things about this property is its location. It's close to everything in King's Lynn, and popping out for the essentials is a breeze. It's very accessible, and shops are only a few minutes away, but the property also maintains a sense of peace and quiet. Several respected junior and secondary schools are nearby, and there's a real sense of community. If you want to venture out and about, head to the coast or Sandringham, both of which are quick and easy to reach.

















INFORMATION



On The Doorstep

King's Lynn is a sea port and market town in the ceremonial county of Norfolk. The town has two theatres, an art gallery, museums and other cultural and sporting venues. There are three secondary schools and a college, a recently refurbished shopping centre and numerous leisure opportunities.

How Far Is It To?

The property is located in the centre of King's Lynn which has a wide variety of schools, cultural and leisure facilities plus a main line railway station with links to London King's Cross, taking approximately 1 hour and 40 minutes. The popular seaside resort of Hunstanton is only 16 miles away and the North Norfolk coast is within easy access. The Royal Estate of Sandringham is just 9 miles away. The cathedral city of Norwich lies approx. 43 miles to the South East with all the local amenities, including an airport with national and international flights.

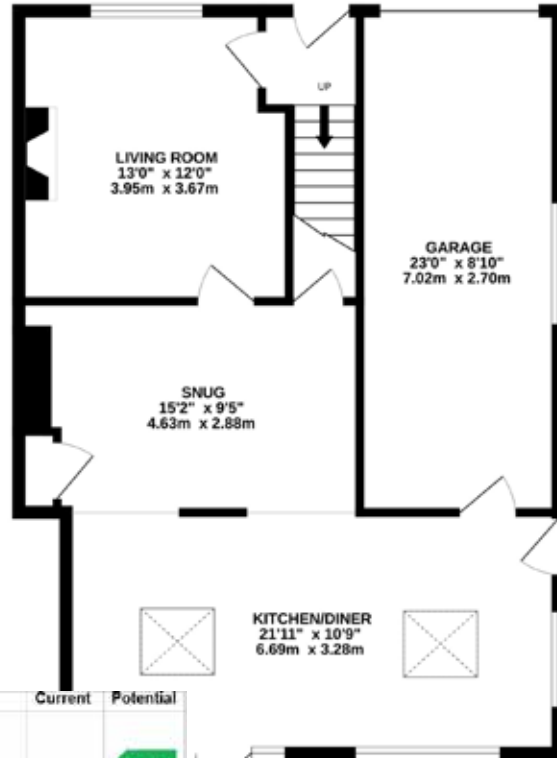
Services, District Council

GFCH, Mains - Water & Drainage
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Council Tax Band B

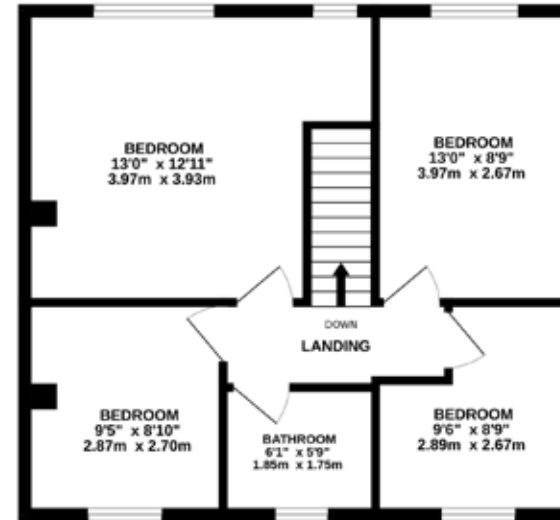
Tenure

Freehold

GROUND FLOOR
764 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1310 sq.ft. (121.7 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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FINE & COUNTRY

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