



Sculthorpe Avenue, West Lynn

what3words; cave.latest.local

£179,995

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

More space than you might expect, plenty of ways to use it and the freedom to make it completely your own.

Just a short walk from the heart of West Lynn, this generously proportioned three-bedroom semi-detached home offers something increasingly appealing, plenty of space to start with, without somebody else having already decided exactly how it should look.

Offered with no onward chain, there's a driveway, private low-maintenance garden and gas central heating, while the village school, local shop and ferry across to King's Lynn are all within easy walking distance.

Step inside and you're immediately introduced to one of the home's biggest strengths, its 23ft kitchen/dining room.

Generous enough to become the genuine hub of everyday life, there's room for much more than simply cooking. Picture lazy weekend breakfasts around the table, homework spread out after school, family dinners or friends staying long after the plates have been cleared away.

And when everyone wants their own space, this home has plenty of options.

There are two separate reception rooms, with the main living room opening directly onto the garden. The second sitting room gives you valuable flexibility, perhaps a playroom while the children are young, a more formal dining room, snug or simply somewhere for the grown-ups to retreat to when the television choices don't quite align.

The ground floor keeps going too.

A separate home office/studio gives you somewhere to work or pursue a hobby without sacrificing a bedroom, while a side lobby and porch provide useful additional storage. A downstairs cloakroom completes what is an impressively practical ground floor.

Head upstairs and there's another pleasant surprise, all three bedrooms are doubles.

That makes a real difference for a growing family. Nobody gets stuck with the tiny box room, guests can stay comfortably and there's enough bedroom space for the house to continue working as life changes.

A spacious family bathroom completes the first floor and features a four-piece suite, with both a bath and separate shower.

The property would benefit from some cosmetic updating, but that's really where the opportunity begins.

Rather than paying a premium for somebody else's taste, you can tackle things gradually, choosing your own colours, finishes and style and turning an already spacious house into a home that feels completely yours.

Outside, the private rear garden continues that blank-canvas feel. Currently arranged with low maintenance in mind, you could keep things simple or gradually introduce lawns, planting, seating and entertaining areas to create the garden you've always wanted.

For first-time buyers wanting room to grow, or families searching for more space without taking on a major renovation, there's a lot here to get excited about.

Three double bedrooms, a 23ft kitchen/diner, two reception rooms, a separate office/studio, parking and a private garden, the space is already here. Now it's simply waiting for someone to put their own stamp on it.

Tenure: Freehold

- Semi-Detached House
- Three Bedrooms
- Versatile Accommodation - Multiple Reception Rooms
- No Onward Chain
- Close to Heart of Village - School and Shops within Walking Distance
- Potential to Improve
- Off-road Parking
- Gas Central Heating
- 23ft Kitchen/Breakfast Room
- Study

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

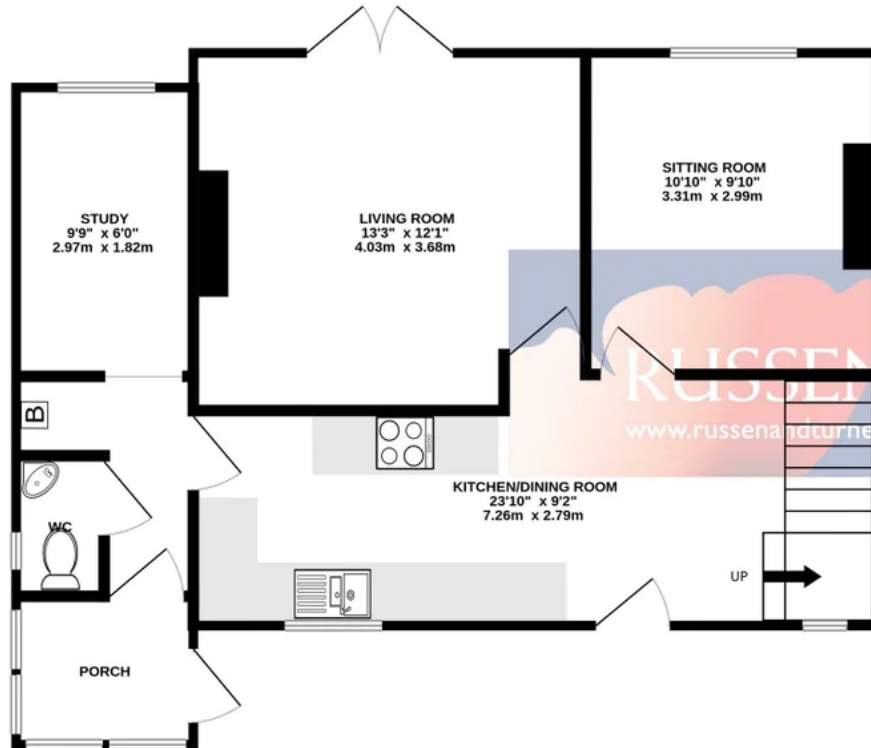
Buyers should verify any points that are important to them before proceeding.

Referral Disclosure

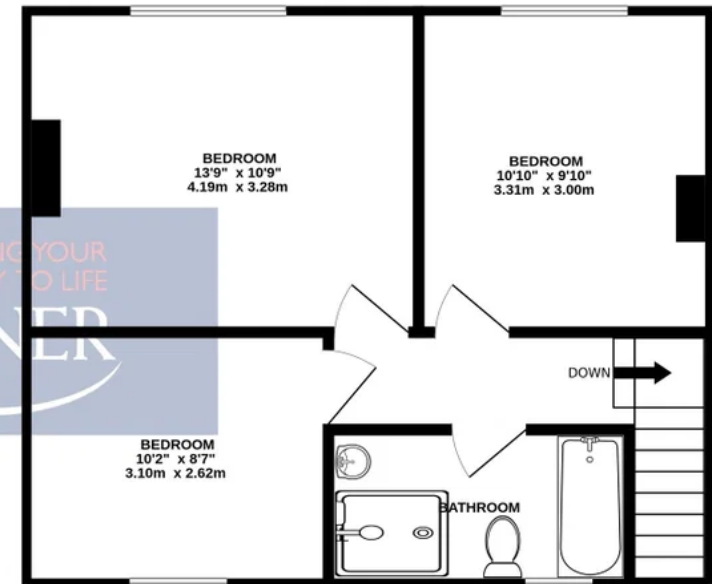
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GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 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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