



17 Bracken Way, Grimston

King's Lynn



Minors & Brady



# 17 Bracken Way

Grimston, King's Lynn

A home that just works—spacious, stylish, and ready to move straight into. This detached bungalow in the sought-after village of Grimston offers two large double bedrooms and a sleek, recently fitted bathroom, perfect for relaxing after a long day. The U-shaped kitchen is bright, modern, and built for everyday living, with plenty of space for all your essential appliances. The generous open-plan living and dining area flows effortlessly into a light-filled conservatory, offering uninterrupted views of the landscaped garden and creating a seamless indoor-outdoor vibe. Outside, a gravelled driveway, carport, and detached garage take care of parking and storage, while the low-maintenance garden is ready to enjoy. Ideal for first-time buyers or anyone looking for a manageable home with big-room feel, this bungalow is ready to move into and enjoy from day one.

- Attractive detached bungalow in the sought-after village of Grimston
- Two large double bedrooms, tastefully presented
- Modern, recently fitted bathroom with bath, neutral tiles, and heated towel rail
- Bright U-shaped kitchen with contemporary cabinetry and space for appliances
- Generous open-plan living and dining area with elegant herringbone-style flooring
- Light-filled conservatory overlooking landscaped garden with patio doors
- Large enclosed, recently re-landscaped garden, low-maintenance and private
- Gravelled driveway and carport providing ample off-road parking
- Detached pitched-roof garage for additional storage or workshop space
- Upgraded fuse board and move-in ready throughout



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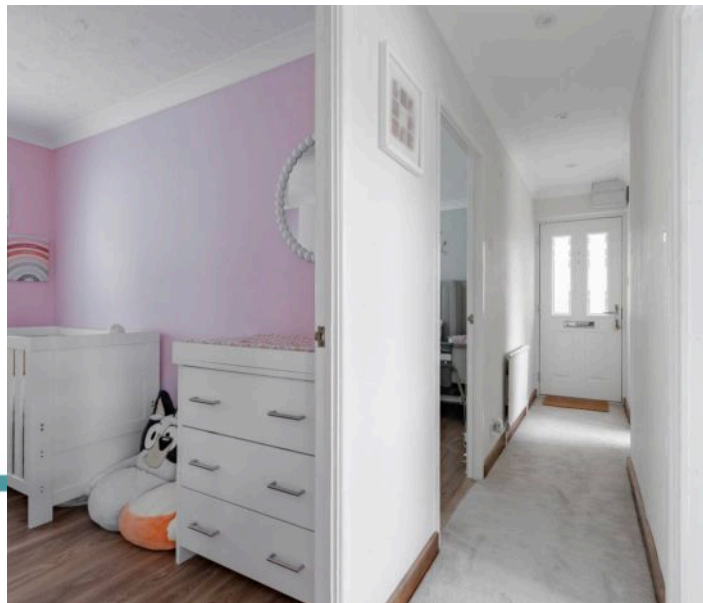
## The Location

Located in the peaceful village of Grimston, Bracken Way offers an enviable lifestyle that blends countryside charm with exceptional local amenities. The nearby medical centre ensures peace of mind for healthcare needs, while the Congham Hall Hotel & Spa offers a touch of luxury and relaxation right on your doorstep. Sports enthusiasts will enjoy the local cricket club, and the popular Three Horseshoes pub in neighbouring Roydon is perfect for hearty meals and friendly conversation.

Excellent bus routes provide a direct link to the vibrant market town of King's Lynn, just a short drive away. Here, you'll find a bustling high street with a mix of well-known names such as M&S, H&M, TK Maxx, and Primark, alongside independent boutiques. Supermarkets including Tesco, Sainsbury's, Aldi, and Morrisons make the weekly shop easy, while a wide choice of cafes, pubs, and restaurants such as Pizza Express, Nando's and Costa offer something for every taste.

King's Lynn is also home to reputable schools, leisure facilities, and a mainline train station with direct services to London King's Cross, making commuting simple. This enviable setting allows you to enjoy a peaceful rural lifestyle without sacrificing quick access to everything you need for modern living.

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### Bracken Way, Grimston

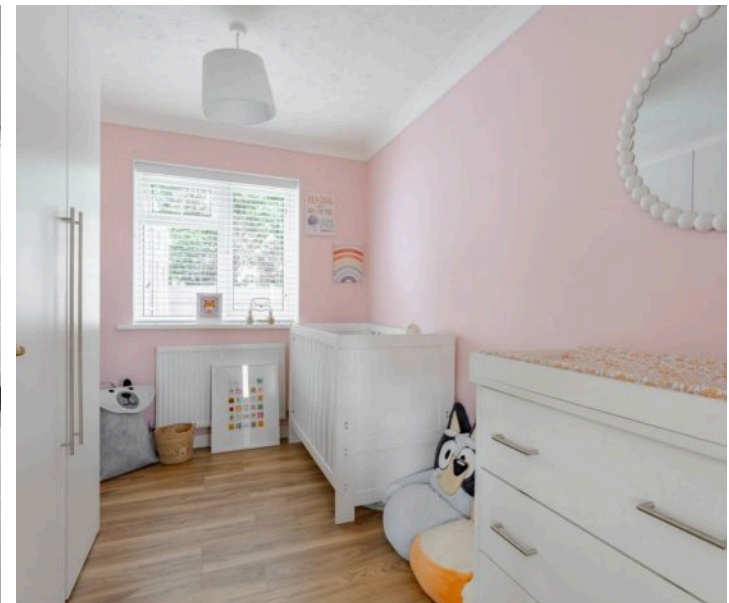
Set within the sought-after area of Grimston, this attractive detached bungalow delivers stylish interiors while being easy to live in. The property welcomes you with a generous gravelled driveway providing ample off-road parking, along with a carport that shelters both you and your vehicle from the elements as you enter the home.

Stepping inside, you are greeted by a bright hallway leading into the main living quarters. The home boasts two large double bedrooms, both tastefully presented. The recently fitted bathroom features a modern suite with a bath, neutral wall tiles and a heated towel rail, creating a fresh and inviting feel.

The kitchen is arranged in a practical U-shape, fitted with bright, contemporary cabinetry that contrasts beautifully with the monochrome work surfaces and fixtures, giving a sleek, modern-day look.

There is space for essential appliances, including a washing machine and dryer, making it both stylish and functional.

The most lived in space is the large open-plan living and dining area, complete with elegant herringbone-style flooring, a front-facing window, and tasteful neutral décor. Despite its open-plan layout, the generous proportions clearly define the dining space, making it ideal for entertaining or family life.



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Extending from the living space, the conservatory offers lovely views of the landscaped garden, with patio doors providing access to the outdoor space. The garden itself is enclosed, recently re-landscaped, and ready for you to enjoy, offering both privacy and low maintenance.

Additional features include a detached, pitched-roof garage and an upgraded fuse board, ensuring the property is move-in ready with no work required. This bungalow is ideal for first-time buyers or those seeking a more manageable home without sacrificing spacious rooms.

### Agents Note

Sold Freehold

Connected to oil-fired central heating, mains water, electricity and drainage.



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**Ground Floor**  
852 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 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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