



## 5 bed town house to buy in PE30

London Road, King's Lynn, Norfolk, PE30 5EU

**£250,000** Starting Bid

 x 5  x 2  x 2

Tenure

**Freehold**

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ PERIOD FEATURES THROUGHOUT
- ✓ SPACIOUS KITCHEN DINER
- ✓ FIVE SPACIOUS BEDROOMS
- ✓ BARN TO THE REAR OF PROPERTY

## Key Information

- ✓ Council Tax: Band C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)

## Description

Nestled on the historic London Road in King's Lynn, this exquisite Grade Two listed townhouse, built in 1840 and restored by the King's Lynn Preservation Trust in 2014, offers a unique blend of period charm and modern living. With its striking high ceilings adorned with elegant coving and substantial skirting boards, the property exudes a sense of grandeur that is both inviting and impressive. The residence boasts two generous reception rooms, providing ample space for both relaxation and entertaining. Each room is filled with natural light, thanks to the beautifully restored sash windows that are a hallmark of this period home. You will also find a generous Kitchen/diner on the ground floor with the added convenience of a utility and cloakroom. The five spacious bedrooms are designed to offer comfort and tranquillity, making them perfect retreats for family members or guests. The property features two well-appointed bathrooms, ensuring convenience for all occupants. A standout feature of this home is the stunning return balustrade split staircase, which serves as a focal point and adds to the overall elegance of the interior. Additionally, the property includes a two-storey barn at the rear, offering versatile space that could be utilised for a variety of purposes, whether as a workshop, studio, or additional storage. This townhouse is not just a home; it is a piece of history, beautifully restored to maintain its original character while providing the comforts of modern living. With its prime location and charming features, this property is a rare find in King's Lynn, perfect for those seeking a distinguished residence in a vibrant community.

WELL PRESENTED AND SPACIOUS FIVE BEDROOM THREE STOREY HOUSE. GRADE II WITH PERIOD FEATURES THROUGHOUT.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £250,000

Property Type: Town House

Parking: None

Year built: 1840

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

## Entrance Hallway

9.75m x 2.06m (32'0 x 6'9) - Spacious with wooden flooring, feature period arch with stairs to first floor, meter cupboard, under stairs storage cupboard and a double radiator.

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## Cloakroom

Comprising of a wall mounted hand wash basin, W.C, and a wall mounted Worchester gas boiler. Tiled floor. Double Radiator.

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## Dining Room

4.65m x 4.24m (15'3 x 13'11) - Wooden flooring, picture rail, French doors leading into kitchen diner. Double radiator.

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## Living Room

4.80m x 4.70m (15'9 x 15'5) - Wooden floor, wood burning stove with decorative wooden surround and tiled hearth. Recessed feature shelving unit. Picture rail and period style coving. Double radiator with decorative radiator cover. Large sash window to the front aspect with internal shutters.

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## Kitchen/Diner

7.70m x 4.06m (25'3 x 13'4) - Range of base, wall and drawer units with worktop over. Stainless steel sink with mixer tap over, integrated electric oven and hob with extractor hob over. Space for American fridge freezer and a family dining table. Large roof light with opening windows. Window and French doors to the rear aspect. Double radiator.

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## Utility Room

2.69m x 1.70m (8'10 x 5'7 ) - Base units with worktop over. Space for washing machine and tumble dryer. Stainless steel sink with tiled splash back. Tiled floor. Recessed shelving unit.

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## Bathroom

Three piece suite comprising of a pedestal hand wash basin, W.C and bath with electric shower over. Vinyl flooring. Extractor fan and heated towel rail.

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## Bedroom 1

4.70m x 4.19m (15'5 x 13'9) - Fitted carpet, picture rail, period coving and a sash window to the rear aspect. Door leading to ensuite.

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## Ensuite

Vinyl flooring, pedestal hand wash basin, W.C, bath with electric shower over. Obscured window to rear and side aspect. Extractor Fan.

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## Bedroom Five / Reception Room

6.40m x 5.03m (21'0 x 16'6) - Fitted carpet, marble fireplace surround with decorative fireplace, original decorative coving and picture rail. Two large sash windows fitted with shutters. Double radiator.

## **Bedroom 2**

5.21m x 3.20m (17'1 x 10'6) - Fitted carpet, sash window to the front aspect and a double radiator.

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## **Bedroom 3**

4.60m x 3.40m (15'1 x 11'2) - Fitted carpet, sash window to the front aspect and a double radiator.

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## **Bedroom 4**

4.29m x 3.71m (14'1 x 12'2) - Fitted carpet, sash window to the rear aspect, decorative original feature fireplace and a double radiator.

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## **Rear Garden**

Walled garden mainly laid to lawn. Sheltered patio area. Two outhouses.

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## **Front Garden**

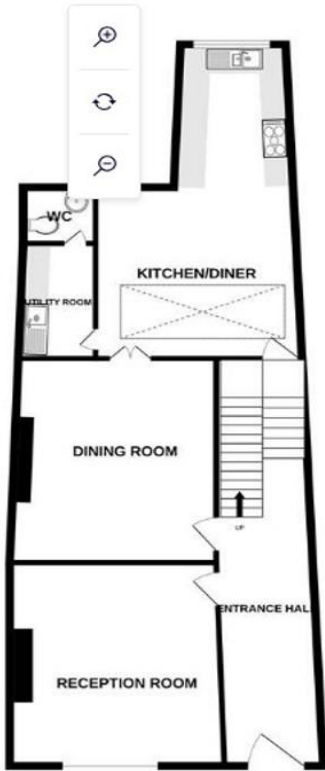
Laid to decorative gravel and box hedging. Wrought iron railings.

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## **Barn**

Two storey barn with cobbled floor, double doors, ladder to the first floor. Access to rear garden. Double doors to John Street.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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