



Goodwins Road  
King's Lynn PE30 5QX

**BROWN & CO**



## Goodwins Road, King's Lynn PE30 5QX

Substantial Town House over Three Floors

Impressive Master Bedroom with Fitted Storage & En-Suite

Two Further Double Bedrooms

Beautifully Maintained Garden with Mature Trees & Shrubs

Annexe Suitable for Multi-Generation Living

Walled Boundary with Security Gates

Mainline Station to Ely, Cambridge & London



### INTRODUCTION

Brown&Co offers a substantial town house in the heart of King's Lynn offering spacious, family living, over three floors and opportunity for multi-generation living with further annexe accommodation. The property is in a highly desirable area of King's Lynn known as the 'Chase' and is a short walk from the beautiful 'Walks' Victorian park and mainline station to Ely, Cambridge and London.

### LOCATION

The property is located on Goodwins Road in the much sought after 'Chase' area of King's Lynn, just a short distance from the beautiful 'Walks' Victorian park and local amenities including mainline train station with direct lines to Ely, Cambridge and London.

### THE PROPERTY

Burleigh Lodge is a large, modern property with accommodation over three floors. Viewing of the property is essential to gain a full appreciation of the size, layout and style of the house which has been designed around entertaining and family space. The plot is exceptional, the entire boundary is walled with 6ft walls and 6ft security gates providing privacy around the property, allowing every aspect of the front and rear gardens to be used.

Inside, there is a central, reception hallway where all of the ground floor can be accessed. There is a glazed wall to the dining room, door to kitchen/breakfast room and sitting and opening to the family garden room. The first floor has three bedrooms, one of which the current vendors use as a study and there is a family bathroom. The master bedroom is beautiful, an impressive 25m<sup>2</sup>, having an entire wall of fitted storage, bay window to the front and en-suite. To the second floor there are two further double bedrooms with shower room.

Outside, the gardens are beautifully maintained, being laid to lawn to the majority with box hedging borders and various mature trees and shrubs. Another key benefit of the property is the converted double garage and side building which is now a self contained annexe or office suite with kitchenette and bathroom, allowing for multi-generation living, space to work from home or as a possible income stream. Another key benefit to this property is its proximity to the town centre and more notably the train station where Ely is some 30 minutes away, Cambridge 45 minutes away and London King's Cross 1 hour 40 minutes. These regular train services allow for potential commuters, whilst enjoying a peaceful Norfolk setting. The entire property has sealed unit double glazed windows, gas fired central heating and mains drainage.

### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / [kingslynn@brown-co.com](mailto:kingslynn@brown-co.com)

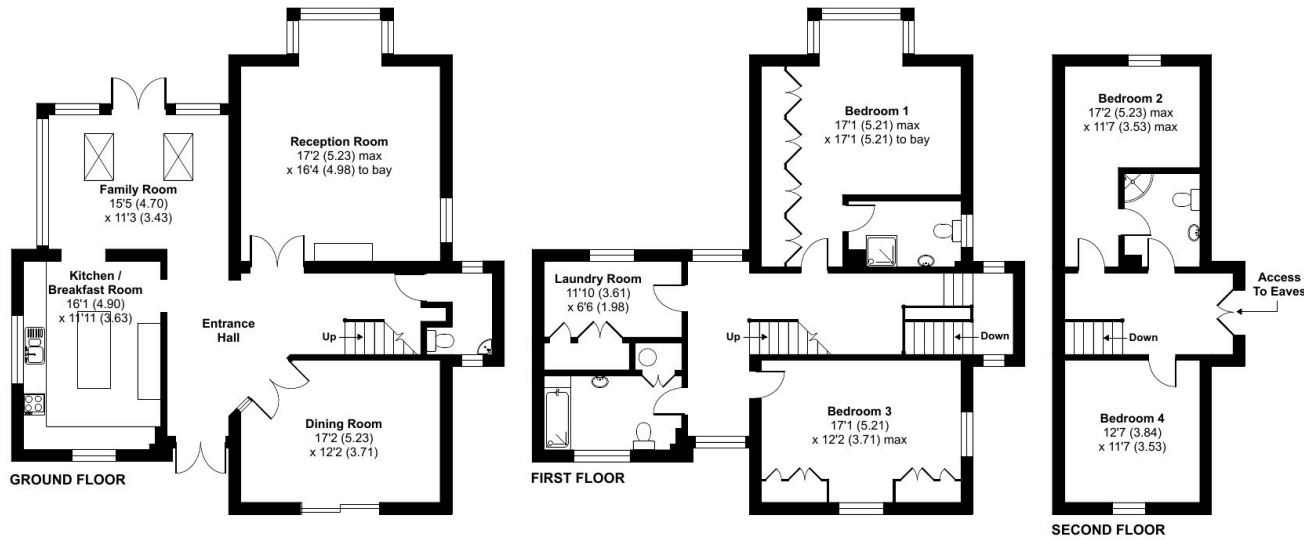
### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

# Goodwins Road, King's Lynn, PE30

Approximate Area = 2650 sq ft / 246.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Brown & Co. REF: 1090306



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