



INTRODUCING

11 Grafton Road

King's Lynn, Norfolk

SOWERBYS

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THE STORY OF

11 Grafton Road

King's Lynn, Norfolk
PE30 3HA

Semi-Detached Three-Bedroom Chalet House

Located on the Fringes of Historic King's Lynn

Light-Filled Entrance Hall with Good Flow

Versatile sitting room with large front window

Dining/Garden Room Opening to Rear Garden

Neat Kitchen with Potential to Modernise

Three Bedrooms and Family Bathroom Upstairs

Generous, Enclosed Rear Garden with Patio

SOWERBYS KING'S LYNN OFFICE
01553 766741

kingslynn@sowerbys.com

Located on the fringes of King's Lynn, this three-bedroom semi-detached chalet house presents a wonderful opportunity to shape a home around your own tastes and needs. Just minutes from the town's historic heart—with its riverside walks, bustling high street, and direct rail connections to Cambridge and London—this property offers the perfect balance of tranquillity and convenience.

As you step through the front door, you're welcomed by a light-filled entrance hall, setting the tone for the easy flow of the home beyond. To one end, the kitchen is neat and functional, offering scope for modernisation or even reimagining as part of a larger open-plan space. Opposite, the sitting room provides a calm and cosy setting, with a broad window framing the frontage and softening the space with natural light.

Beyond this, the dining/garden room—extends into the rear garden, offering a versatile area for everyday meals, relaxed weekends, or entertaining friends and family with access to the patio and lawn beyond.

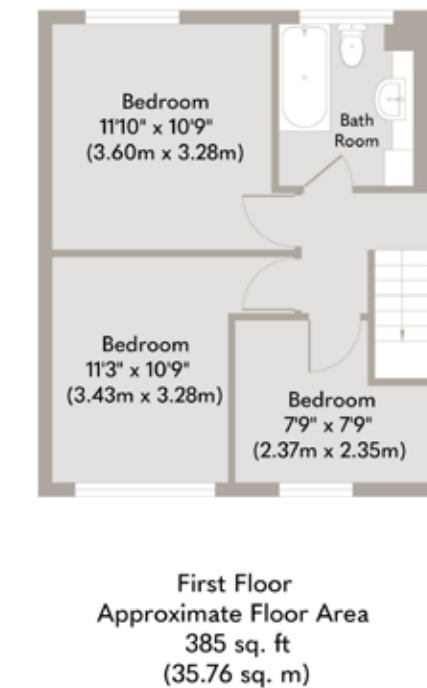
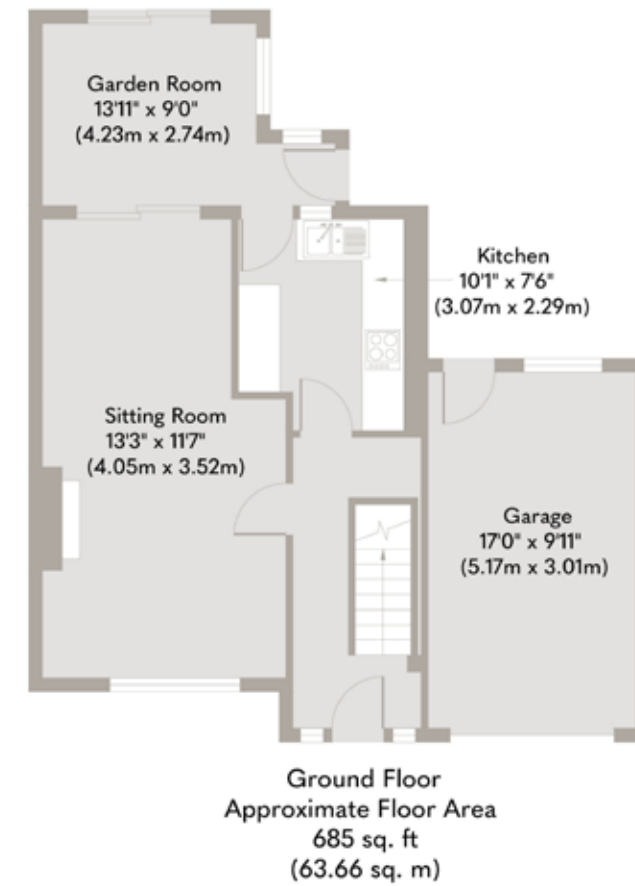
Upstairs, three bedrooms and a family bathroom make up the first floor, each space ready to be styled and refreshed. Whether you're a first-time buyer, growing family, or downsizer seeking flexibility, there's a strong sense of possibility here.

Outside, the garden is generous and enclosed, with a patio area that invites outdoor dining and play through the seasons. A single garage and ample off-road parking add further practicality to daily life.





With a layout ripe for reconfiguration and extension (subject to the relevant permissions), this is a home that will reward vision and creativity—offering the chance to craft a truly bespoke lifestyle in one of Norfolk’s most well-connected towns.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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King's Lynn

A HISTORIC MARKET TOWN
IN WEST NORFOLK

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route.



Note from Sowerbys



“A wonderful blend of comfort, convenience and future potential.”



SERVICES CONNECTED

Mains water, drainage, electricity and gas. Gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 2069-1162-1141-0827-9215

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///hammocks.mirror.jacket

AGENT'S NOTE

The property awaits the grant of probate.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

