



THE STORY OF

45 Goodwins Road

Kings Lynn, Norfolk

SOWERBYS



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45 Goodwins Road

Kings Lynn, Norfolk
PE30 5QX

Expansive Semi-Detached Townhouse
Approaching 3,000 Sq. Ft.

Beautifully Reimagined Frontage with
Brick Pillars and Sliding Gates

A Wealth of Retained Period Features
Providing Character and Charm

Stand-Out Bay-Fronted Sitting Room
and Spacious Dining Room

Bespoke Handmade Kitchen by Locally
Renowned Naked Kitchens

Immense Central Island Perfect for
Entertaining and Family Life

Sum Total of Six Bedrooms and Two Bathrooms

Recently Replaced Accoya Hardwood
Windows and Doors

Delightful Landscaped and Private Rear Garden

Secure Off-Street Parking and Garage

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Since moving in back in 2016, the current owners have transformed this expansive semi-detached townhouse with a no-expense-spared renovation. Today it stands as a beautifully reimagined six-bedroom family home, where period character meets bespoke, high-end finishes.

From the moment you arrive, the property impresses. The frontage has been redesigned with brick pillars, wrought-iron railings, and sliding gates, creating both a grand entrance and secure off-street parking. A garage adds further convenience, whether for vehicles, storage, or flexible use.

Inside, the home unfolds across nearly 3,000 sq. ft. of versatile living space. A welcoming reception hall leads to the bay-fronted sitting room and elegant dining room - both retaining original features that reflect the home's charm.

At its heart lies the bespoke handmade kitchen, created by locally renowned Naked Kitchens. This showpiece space features a vast central island - perfect for cooking, casual breakfasts, or entertaining. Flowing seamlessly into the family room and on to the garden/study/playroom, it offers a connected layout balancing practicality with style. A utility room, cloakroom/WC, garage access, and ample storage complete the ground floor.

Upstairs, six bedrooms provide outstanding flexibility. On the first floor, one bedroom has been adapted into a dedicated home office, while the others are generously proportioned, several with bespoke fitted wardrobes. A luxurious family bathroom completes this level. The top floor offers three further bedrooms and a stylish shower room - ideal for guests, teenagers, or additional workspaces.





Moving here gave us more space and brought us closer to family and amenities. Locally, there is a lovely park, perfect for dog walks and bike rides.



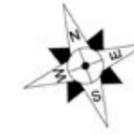
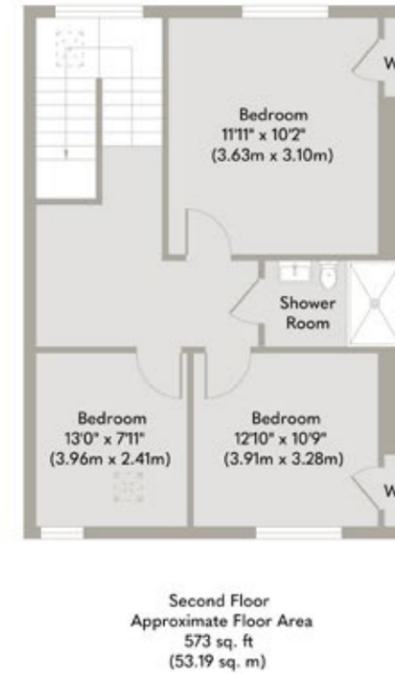




Meticulous attention to detail is clear throughout this home. Bespoke Accoya hardwood windows and doors blend durability with timeless aesthetics, while period features have been retained and enhanced to let the home's character shine.

Outside, the large rear garden is a true highlight. Recently landscaped, it offers a private, peaceful escape rarely found in such a central location - the perfect setting for al fresco dining, play, or simply soaking up the sun.





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

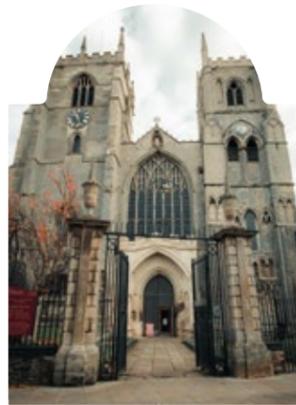
Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

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 the Vendor



“We love the private, quiet garden, which has recently been finished to a high standard and makes a lovely spot to sit on a sunny day.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:-2717-2709-0171-9534-9290

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: ///push.gasp.spared

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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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