



King Street, King's Lynn, PE30 1ES

welcome to

King Street, King's Lynn

No Onward Chain! A Rare Opportunity, Grade II Listed. Four-Bedroom Home with the potential to be part business - Planning Consent Already Approved. Offering spacious reception room, family bathroom & en-suite shower room, total accommodation 1936 sq ft, in a central location of King's Lynn.



Accommodation:

This well presented Grade II listed property offers a unique chance to own a piece of history while enjoying comfortable living. Situated in a desirable location, this charming home combines period character with well-proportioned accommodation, making it ideal for those seeking a distinctive residence full of charm.

Internally, the house boasts four spacious bedrooms, with room to convert loft into office space, original fireplaces exposed beams and sash windows. The accommodation is thoughtfully arranged with two reception rooms, perfect for entertaining, family life, or creating a home office or snug. A well-equipped kitchen and dining area, while two bathrooms offer convenience and practicality for modern living. Externally, the property features a charming secluded courtyard garden, offering a private and low-maintenance outdoor space.

Entrance Door To:

Kitchen/Dining Room

15' 3" x 13' 9" (4.65m x 4.19m)

Fitted with wall and base units with worktops over. Sink with mixer tap and drainer. Space for range cooker. Space and plumbing for washing machine. Space for under counter fridge. Windows to side and rear. Tiled flooring. Radiator. Stairs to first floor landing. Door to:

Garden Room

10' 3" x 7' 5" (3.12m x 2.26m)

Sliding patio door. Radiator.

Lounge

22' 7" max x 15' 8" into recess (6.88m max x 4.78m into recess)

Two sash windows to front. Open fireplace on mable hearth. Two radiators.

First Floor Landing

Stairs to second floor. Storage cupboard.

Bedroom Four

13' 7" min x 13' 10" (4.14m min x 4.22m)

Window to side and rear. Radiator.

Bedroom Three

16' 5" max x 11' 11" (5.00m max x 3.63m)

Two sash windows to the front. In-built storage cupboards.

Bathroom

Pedestal wash hand basin. Bath with over head shower. WC. Radiator. Window to rear. Storage cupboard.

Second Floor Landing

Eaves Storage/ Loft Room. Stairs to third floor.

Bedroom Two

18' 3" max x 13' 7" (5.56m max x 4.14m)

Two sash windows to front. Timber floor. Radiator.

Shower Room

Walkin shower. Low level WC. Wash hand basin with storage cupboard below. Ceramic tiled floor. Heated towel rail. Window to the rear.

Third Floor/ Loft Space

Bedroom One

18' x 15' 9" (5.49m x 4.80m)

Beamed vaulted ceiling. Window to front and rear. Radiator.

Outside

Private and secluded rear garden with side gate access.

Agents Note

Permission to convert into part business. The generous sized bedrooms offer ample space to add additional rooms or office space.



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King Street, King's Lynn

- Grade II Listed Home with Original Features
- Four Generous Bedrooms
- Spacious Reception Room
- Two Bathrooms
- Business Planning Consent Granted

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C

guide price

£375,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
KLN119330 - 0004

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