



Kitchener Street, King's Lynn

SOWERBYS

Tucked away in a convenient location close to King's Lynn town centre, this modern two-bedroom home offers stylish, low-maintenance living. The interiors have been thoughtfully finished with contemporary touches, from the sleek tiled flooring in the open-plan living spaces to the modern kitchen, where a well-designed layout ensures practicality and style. The living area flows seamlessly to the enclosed garden, an inviting space to enjoy a morning coffee or entertain in the warmer months.

Upstairs, two well-proportioned bedrooms provide a peaceful retreat, complemented by a modern bathroom. A separate study on the ground floor offers versatility, whether used as a home office or creative space. Underfloor heating throughout ensures a cosy atmosphere, and the added benefit of a downstairs cloakroom enhances everyday convenience.

Outside, the garden is designed for ease, featuring a mix of lawn, patio, and decking—ideal for relaxing without the burden of extensive upkeep. Off-road parking completes this well-appointed home, all within easy reach of local amenities, transport links, and the vibrant town centre.

Kings Lynn

Located on the banks of the River Ouse, the popular town of King's Lynn is steeped in maritime history, with its fishing port still widely used today. From the much filmed old medieval centre around King's Lynn Minster to the redeveloped and pedestrianised Vancouver Shopping Centre.

The town has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches. There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library. The town holds weekly markets and many events throughout the year. King's Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10. There is a mainline rail link via Cambridge to London King's Cross, approximately 1 hour and 40 minutes.

The Sandringham Estate is about 5 miles away with attractive walks through the woods. Slightly further away is the North Norfolk Coastline with its beautiful long, sandy beaches.

Agents Note

Photographs taken prior to current tenancy.

No pets permitted.

Council Tax

Band A.

Energy Efficiency Rating

To be confirmed. The reference number or full certificate can be obtained from Sowerbys upon request. To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number.

Location

What3words: ///teeth.round.fluid



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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