



Introducing  
Blackford  
King's Lynn

**SOWERBYS**

Welcome to this delightful three-bedroom home, perfectly positioned in the popular Blackford area of King's Lynn. Designed for modern family living, this spacious property offers generous accommodation throughout, creating a true sense of comfort and versatility.

Step inside and you'll find a bright, airy living room ideal for relaxing or entertaining. A charming conservatory extends the living space further, providing the perfect spot to unwind while overlooking the garden all year round. The heart of the home is the open-plan kitchen diner, a wonderful space to gather with family and friends.

Outside, the low-maintenance garden means you can spend more time enjoying it and less time working on it. There's also the added benefit of a garage and off-road parking, giving you both convenience and peace of mind.

Situated within easy reach of local amenities, schools, and transport links, this lovely home combines comfort, practicality, and a sought-after location, ready for you to move in and make it your own.

#### **KING'S LYNN**

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.

#### **AGENTS NOTE**

Single Garage (parking is situated in front of the garage)

#### **COUNCIL TAX**

Band C.

#### **ENERGY EFFICIENCY RATING**

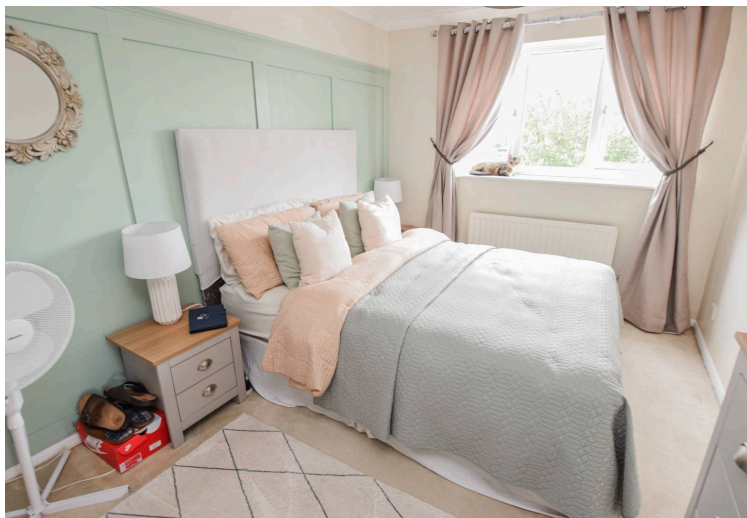
To be confirmed. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

#### **LOCATION**

What3words: [///pulse.unsecured.trinkets](https://www.what3words.com/pulse.unsecured.trinkets)







# 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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.  
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