



Introducing
30 Guanock Terrace,
King's Lynn

SOWERBYS

As you enter the property you are welcomed into the generous living space, which is really made for versatile living as it offers room for a living and dining area, or home office area. The living room leads onto the brand new modern fitted kitchen, with colour blocking base and wall units, an electric freestanding cooker, under the counter space for two appliances, and space for a single fridge freezer.

The first floor houses the two double bedrooms, with a fitted wardrobe in the principal bedroom. The bathroom is also located upstairs, with two steps down into the bathroom. Benefitting from a bath with an electric shower over and a fitted storage unit.

Externally the property has a small courtyard garden, with side gate access and a covered area to the bottom of the garden which can be used as either storage or decorated into an entertaining space!

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

No Parking - Public Carpark a short walk from the property

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. 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: ///verse.shack.stump



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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