



Friars Street,
King's Lynn

SOWERBYS

Nestled just a short walk from the historic heart of King's Lynn, this delightful two-bedroom home offers a perfect blend of convenience, comfort, and contemporary living. Set over three well-proportioned floors, the property provides spacious accommodation that's ideal for modern lifestyles. Inside, you'll find a bright and airy living area that flows seamlessly into a modern kitchen, designed for both everyday living and entertaining. The two double bedrooms are thoughtfully arranged across the upper floors, offering privacy and flexibility, while the neutral décor gives the home a clean, inviting feel that's ready for you to make your own.

Outside, the property benefits from one allocated parking space, a rare advantage this close to town, along with easy access to local shops, restaurants, riverside walks, and King's Lynn train station for effortless commuting.

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.

AGENT'S NOTES

One Allocated Parking Space (under covered parking area to the right-hand side)

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

C. Ref:- 2523-3911-2209-0409-6204 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.

LOCATION

What3words: ///grid.author.tape



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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