



Introducing  
Fred Ackland Drive, King's Lynn

**SOWERBYS**

Welcome to this attractive three-bedroom home set within one of King's Lynn's most sought-after locations. Perfectly positioned close to the Queen Elizabeth Hospital and just a short drive from the vibrant town centre, this property offers the ideal blend of convenience, comfort, and modern living. Step inside to discover spacious accommodation throughout, with well-proportioned rooms that provide plenty of flexibility for family life, home working, or entertaining. The property benefits from a bright and welcoming living space, a practical kitchen, and three generous bedrooms, making it a superb choice for growing families or professionals alike.

Outside, the low-maintenance rear garden offers a private space to relax or host gatherings without the upkeep. A garage and off-road parking further enhance the home's appeal, offering ease and practicality for everyday living.

Stylishly presented and perfectly located, this is a fantastic opportunity to secure a lifestyle property in a popular and convenient area of King's Lynn.

#### **KING'S 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**

Garage and Off Road Parking – Parking directly in front of the garage door and not to obstruct neighbours parking Gas Hob and Electric Oven

#### **COUNCIL TAX**

Band B.

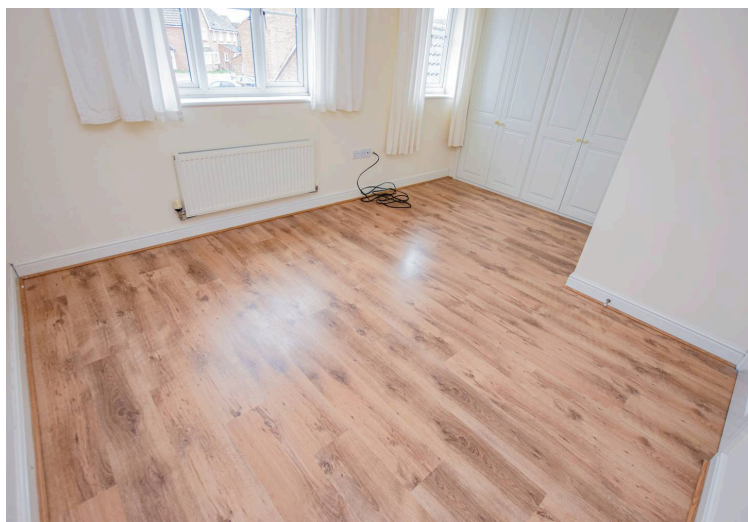
#### **ENERGY EFFICIENCY RATING**

C. 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: ///tasters.incurring.glue







# 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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