



Introducing  
Hockham Street, King's Lynn

**SOWERBYS**

Set just a short drive from King's Lynn town centre, this attractive three-bedroom terraced home offers the perfect blend of space, convenience, and low-maintenance living. Ideal for families or professionals the property boasts spacious and well-proportioned accommodation designed for comfortable everyday life.

With local amenities close by, including shops, schools, and transport links, everything you need is right on your doorstep while still enjoying a peaceful residential setting. Inside, the home feels bright and welcoming, with generous living areas that provide plenty of room to relax or entertain.

To the rear, a private, low-maintenance courtyard garden offers a great outdoor space for morning coffee, evening dining, or simply unwinding without the upkeep of a larger garden.

This is a fantastic opportunity to rent a well-located, spacious home that combines practicality with a relaxed lifestyle, all within easy reach of the heart of King's Lynn.

#### **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.

#### **AGENT'S NOTES**

On Street Parking  
Downstairs Bathroom

#### **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: ///bunks.heats.bumps







# SOWERBYS

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