



**14 Nelson Street, King's Lynn PE30 5DY**

**£225,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

Tucked away in the historic quarter of King's Lynn, just moments from the charming Quay front, this elegant Grade II listed home offers more than just a place to live, it presents a lifestyle rich in character, convenience, and timeless appeal.

Imagine starting your day with a short stroll to the river, watching the light dance across the Great Ouse, before stopping at a nearby café for coffee. Evenings can be spent exploring the selection of restaurants along the Quay or simply soaking in the peaceful atmosphere of this sought-after setting, all just a stone's throw from your front door.

Stepping inside, the home immediately welcomes you with a sense of warmth and heritage. Original features such as tall sash windows and high ceilings create an airy, light-filled environment, while the generous proportions throughout provide a wonderful sense of space. The impressive 22ft living room is perfect for both quiet evenings and lively gatherings, flowing seamlessly into the dining area, an inviting setting for entertaining friends and family.

The kitchen, with its characterful touches including a stained glass window, connects effortlessly to the garden room. Here, French doors open onto a private courtyard, creating a natural extension of the living space, ideal for summer dining, morning coffee, or simply unwinding in your own secluded retreat.

Upstairs, the home continues to impress with three well-proportioned bedrooms, offering flexibility for family life, guests, or working from home. The additional loft space hints at exciting possibilities, whether you dream of creating a studio, extra bedroom, or a peaceful hideaway (subject to the necessary permissions).

Outside, the walled courtyard garden provides a low-maintenance sanctuary, private, tranquil, and perfectly suited to relaxation.

This is a home that effortlessly blends history with modern living, offering not just beautiful accommodation, but a way of life centred around comfort, character, and connection to one of King's Lynn's most picturesque and vibrant locations.

**Tenure: Freehold**

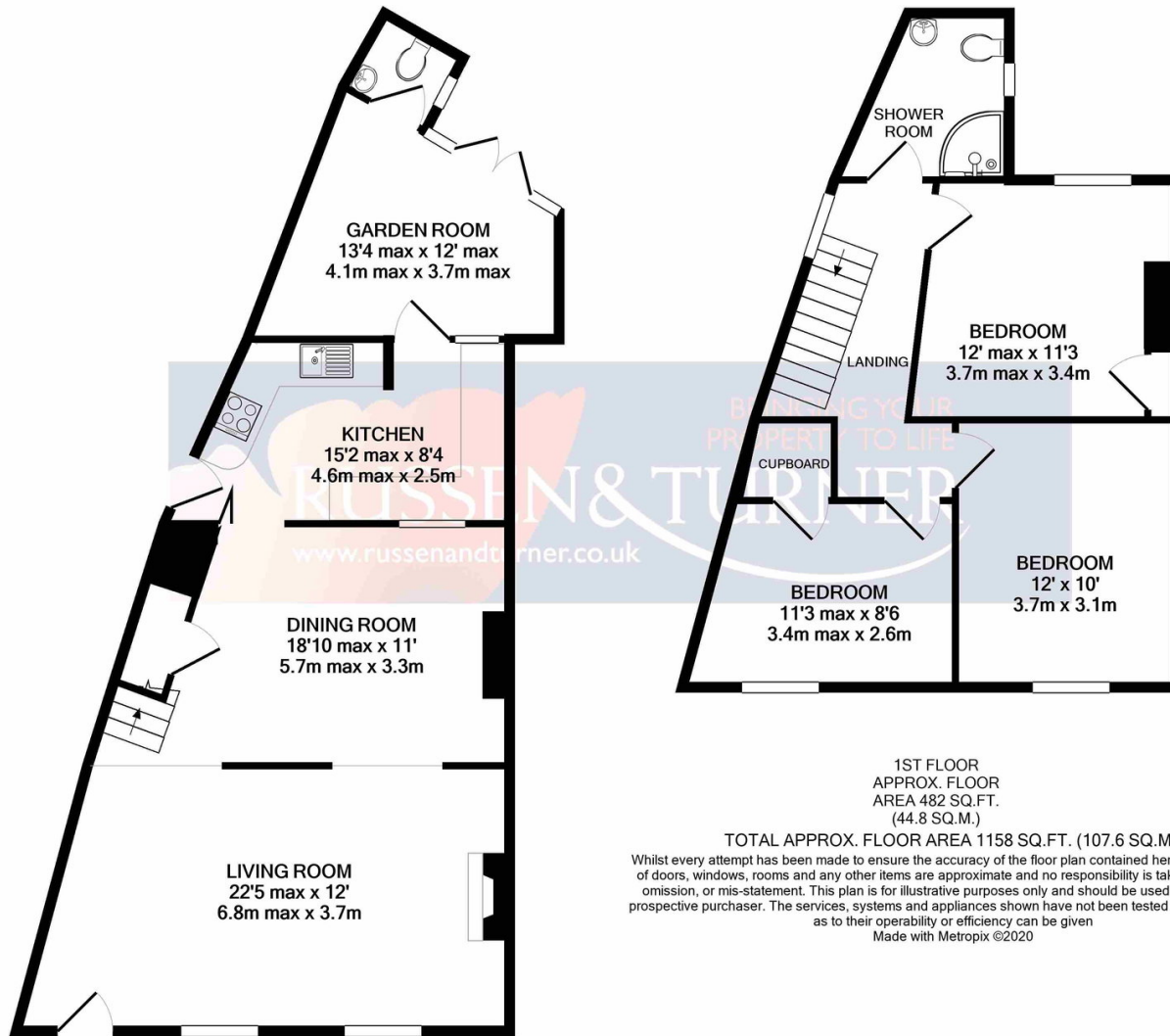
**Property Type: Terraced House**

- Historic Location
- Grade II Listed
- Three Bedrooms
- Mid-Terrace House
- Superb 22ft Living Room
- Close to Town Centre & Quay Front
- No Onward Chain
- Electric Storage Heating
- Set Within Historic Quarter of Town
- Walking Distance to Local Restaurants and Cafes

Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.





GROUND FLOOR  
APPROX. FLOOR  
AREA 676 SQ.FT.  
(62.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 482 SQ.FT.  
(44.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1158 SQ.FT. (107.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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