

THE STORY OF

44 Corbyn Shaw Road

King's Lynn, Norfolk

SOWERBYS

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44 Corbyn Shaw Road

King's Lynn, Norfolk
PE30 4UL

No Onward Chain

Three-Bedroom Detached Home

Recently Refurbished Kitchen

Open-Plan Kitchen/Dining Room

Living Room with Feature Fireplace

Conservatory with French Doors

Generous Corner Plot

Established Garden with Mature Oak Tree

Off-Road Parking and Linked Single Garage

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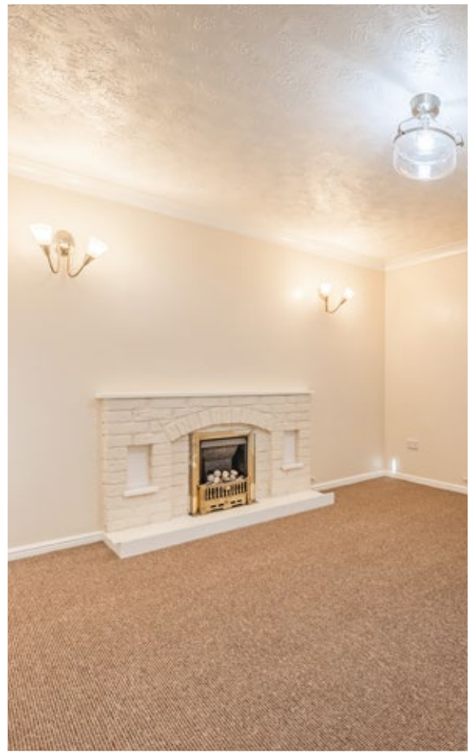



Enjoying a particularly generous corner plot, where a magnificent mature oak tree provides a beautiful natural focal point, this three-bedroom detached home offers a wonderful opportunity to create a home of your own. Nicely presented throughout and available with no onward chain, it combines comfortable everyday living with plenty of scope for personalisation.

Stepping through the entrance porch, the welcoming living room is filled with natural light and complete with a feature fireplace. A wide opening leads through to the open-plan kitchen and dining room, creating a lovely sense of connection between the two spaces whilst retaining their individual character. The recently refurbished kitchen features attractive blue cabinetry complemented by wood-effect worktops, with a peninsula naturally defining the kitchen and dining areas. A separate side entrance adds further convenience, whilst the adjoining conservatory offers an additional reception space in which to relax and enjoy views of the garden, with French doors opening directly outside.

Upstairs, three bedrooms comprise two doubles and a single, offering flexibility. A neatly presented family bathroom, complete with a shower over the bath, serves all three bedrooms.

Outside, the generous corner plot is undoubtedly one of the home's most appealing attributes. Predominantly laid to lawn and bordered by established hedging and fencing, the garden offers plenty of space for summer entertaining or simply enjoying an afternoon beneath the magnificent mature oak tree. To the front, off-road parking and a linked single garage complete the property's practical appeal.

With its well-balanced accommodation, generous outdoor space and inviting interiors, this is a home that can be enjoyed from the outset, whilst offering its next owners the opportunity to make it truly their own.









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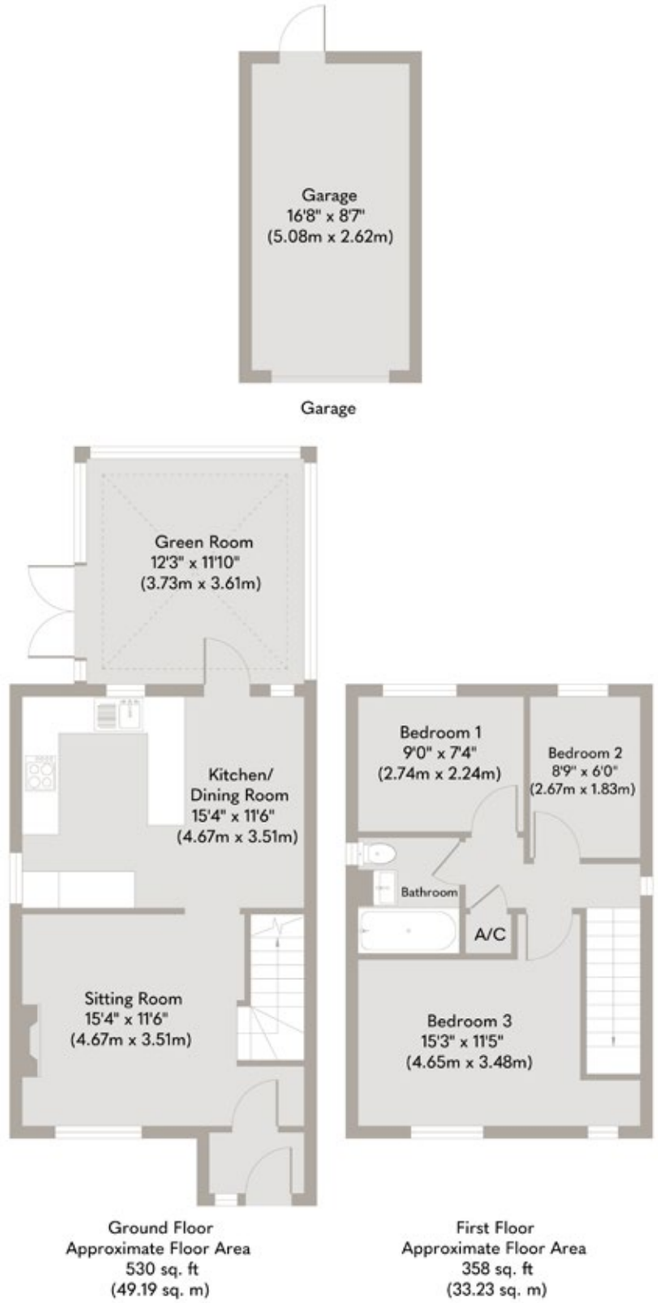

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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King's Lynn

A HISTORIC MARKET TOWN IN WEST NORFOLK

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 reach 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.









Note from the Vendor



"Always a quiet area with lovely neighbours, a great location for the hospital, away from heavy traffic, with good local schools and excellent bus links."

SERVICES CONNECTED
Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX
Band C.

ENERGY EFFICIENCY RATING
D. Ref:- 4300-8547-0722-3000-3293.
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.

TENURE
Freehold.

LOCATION
What3words: ///dumpling.worthy.clap

AGENT'S NOTE
The oak tree has a preservation order.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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