



Introducing
31 Lions Close,
Southery

SOWERBYS

This home is the epitome of modern comfort and elegance in the heart of Southery, this modern two-bedroom semi-detached house is a testament to luxurious living. With its high-end finishes, integrated appliances, efficient heating system, garage, and off road parking, it offers the perfect blend of style, convenience, and comfort. Don't miss the opportunity to make this exquisite property your own and experience the idyllic charm of village living in Southery. Upon entering, you'll be greeted by a spacious entrance hallway, leading off to the main areas of the home, including a downstairs cloakroom. The sleek and stylish kitchen boasts integrated appliances, ensuring that culinary endeavours are a delight. The ample counter space and storage make this the true heart of the home.

The generous living room offers the perfect space for quiet nights in or entertaining, plus space for a dining area, with patio doors leading onto the immaculate low maintenance garden, including a patio area for summer evenings, bringing the outside in.

This home has been thoughtfully designed with your comfort in mind. Enjoy the benefits of air source electric heating, providing an environmentally friendly and cost-effective way to keep your space warm and cosy year-round. Say goodbye to chilly winter nights and hello to ultimate comfort.

For those who value both convenience and security, a garage and off-road parking space are at your disposal.

Nestled in the heart of Southery, this property offers the serenity of village life while remaining easily accessible to all amenities. The quiet village location provides a tranquil backdrop for your daily routine, allowing you to unwind in a peaceful setting.

SOUTHERY

The pretty, rural village of Southery rests due south of the bustling historic port town of King's Lynn, amongst a prominent patchwork of rich agricultural fields and woven between the tapestry of former marshland dykes from whence it derived its Old English name - the 'Southern Island'.

The village ably provides the necessary amenities to enjoy a modern rural lifestyle, with a village shop, hairdressers, a garage, a primary school and a welcoming 'local' that states it is 'more than just a pub for drinking and eating, it's a place to foster community and connect people across generations'.

King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre.

The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre. A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.

AGENTS NOTE

Single garage.

Electric air source heating.

Integrated appliances: fridge, freezer, electric hob and over, dishwasher, and washing machine.

COUNCIL TAX

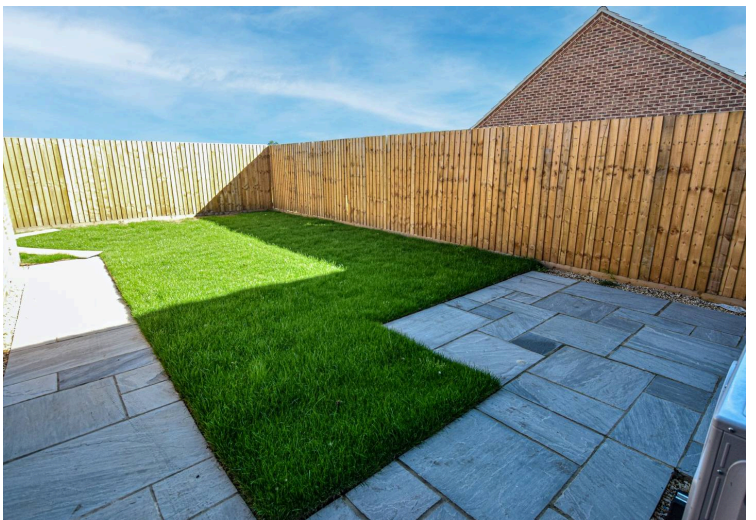
Band A.

ENERGY EFFICIENCY RATING

B. 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: [///storms.dips.clouding](https://www.what3words.com/storms.dips.clouding)



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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