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Whitefriars Road, a Stunning move-in ready home close to the town centre

£200,000

what3words; wool.animal.brave

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

Period charm on the outside, fresh modern living within, and King's Lynn's historic waterfront just a stroll away.

There's something special about being able to leave the car at home, wander down to the picturesque Quay for a morning coffee or evening meal, and have the shops, restaurants and amenities of King's Lynn town centre just a gentle stroll away. This beautifully renovated two-bedroom home puts all of that within easy reach, but its location is only part of the story.

Recently transformed, the property strikes a wonderful balance between old and new. High ceilings, original details and generous room proportions provide the character you hope to find in a period home, while the crisp contemporary finish means you can simply unpack, settle in and start enjoying it. The improvements go beyond cosmetic, the current owners have added new windows and doors as well as a new boiler too, making this home as practical as it is stylish.

Better still, it's offered with no onward chain, making it an exciting option for first-time buyers, professional couples or anyone looking to embrace everything town-centre living has to offer.

From the moment you step inside, there are little reminders of the home's history. The high ceilings immediately create a sense of space, while the ornate archway and original staircase bannister add personality that simply can't be recreated in a newer property.

At the heart of the ground floor, the living and dining rooms flow beautifully together.

Connected enough to create one generous entertaining space, they still retain their own individual feel. The bay-fronted living room is flooded with natural light and provides somewhere comfortable to put your feet up and relax, while the dining room gives you options. Dinner parties, Sunday lunch, a second sitting area or even somewhere to work from home, make it fit around the way you live.

Continue through and you'll discover a kitchen/breakfast room designed with modern life in mind.

Contemporary cabinetry provides excellent storage and plenty of worktop space, complemented by integrated appliances including an oven, hob and fridge/freezer. There's also room to sit, making this a space for far more than simply cooking. Grab a quick breakfast before work, spread the laptop out, tackle homework after school or enjoy a lazy Sunday morning over coffee.

Tucked away at the rear is a useful utility/cloakroom, keeping the practical side of everyday life neatly out of the main living spaces.

Head upstairs and the proportions become even more impressive.

A characterful split-level landing leads to two excellent double bedrooms and the family bathroom. Bedroom two benefits from useful fitted storage, but it's the principal bedroom that really stands out. Generous, light and wonderfully inviting, the original fireplace provides a beautiful focal point and another nod to the home's past. There's plenty of room to create a proper retreat, somewhere to switch off and escape at the end of the day.

Even the bathroom refuses to compromise on space. Stylishly finished with a modern four-piece suite, there's both a bath and separate walk-in shower, giving you the choice between a quick start to the morning or a long soak at the end of it.

Outside, the private courtyard provides your own little pocket of outdoor space without demanding every weekend to maintain it. There's room for a table and chairs, making it ideal for that first coffee of the morning, dinner outside on a warm evening or a relaxing drink as the day winds down.

Ultimately, this is a home that gives you the character of an older property without the immediate list of jobs that can sometimes come with one. Renovated, beautifully presented and ready to enjoy, with the Quay and town centre almost on your doorstep.

For a first-time buyer wanting something with a little more personality, or anyone dreaming of leaving the car behind and embracing life in the heart of King's Lynn, this one deserves to be seen.

Tenure: Freehold

Property Type: Terraced House

- Mid Terraced House
- Two Excellent Double Bedrooms
- Newly Renovated - Move in Ready
- Generous and Modern Kitchen/Breakfast Room plus Utility
- Light Filled Bay Fronted Living Room
- Close to Town Centre and Picturesque Quay
- No Onward Chain
- Ideal First Home
- Private and Low Maintenance Courtyard Garden
- Gas Central Heating

Disclaimer

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 £24.50 per client for this service.

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.

All measurements are provided as a guide and may not be exact.

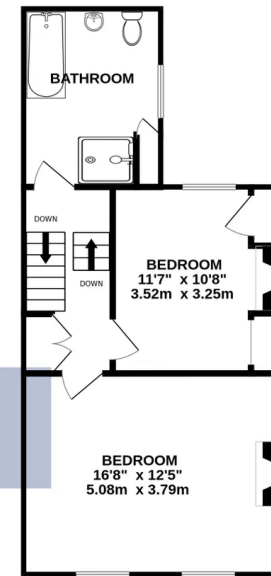
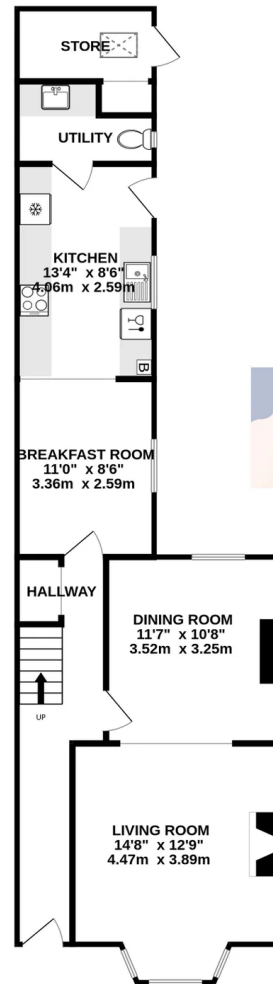
We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.

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
680 sq.ft. (63.1 sq.m.) approx.

1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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