



THE STORY OF

# 27 Dairy Way

*King's Lynn, Norfolk*

**SOWERBYS**



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# 27 Dairy Way

King's Lynn, Norfolk  
PE30 4TR

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Deceptively Spacious Semi-Detached Home  
Popular Development Adjoining Wootton Road

Three Bedrooms

En-Suite to Principal and Family Bathroom

Well-Appointed Kitchen/Dining Room

Dual Aspect Living Room

Enclosed Courtyard Style Rear Garden

Garage and Driveway Parking

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**SOWERBYS KING'S LYNN OFFICE**

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A deceptively spacious and well-balanced home, owned from new and set within a highly regarded development of modern homes adjoining Wootton Road.

The accommodation is thoughtfully arranged and offers a sense of space that is not immediately expected from the outside. A welcoming entrance hall leads through to the principal living areas, including a bright dual-aspect sitting room with double doors opening directly onto the enclosed courtyard-style rear garden. This creates a lovely connection between inside and out, ideal for summer evenings, entertaining, or simply enjoying a quiet, private outdoor space. The kitchen/dining room provides a practical and sociable heart to the home, with ample room for everyday family life as well as more formal dining. A downstairs cloakroom with WC adds further convenience.

Upstairs, the principal bedroom benefits from an en-suite shower room, while the additional bedrooms are served by a family bathroom, creating a comfortable and flexible layout suited to modern living.

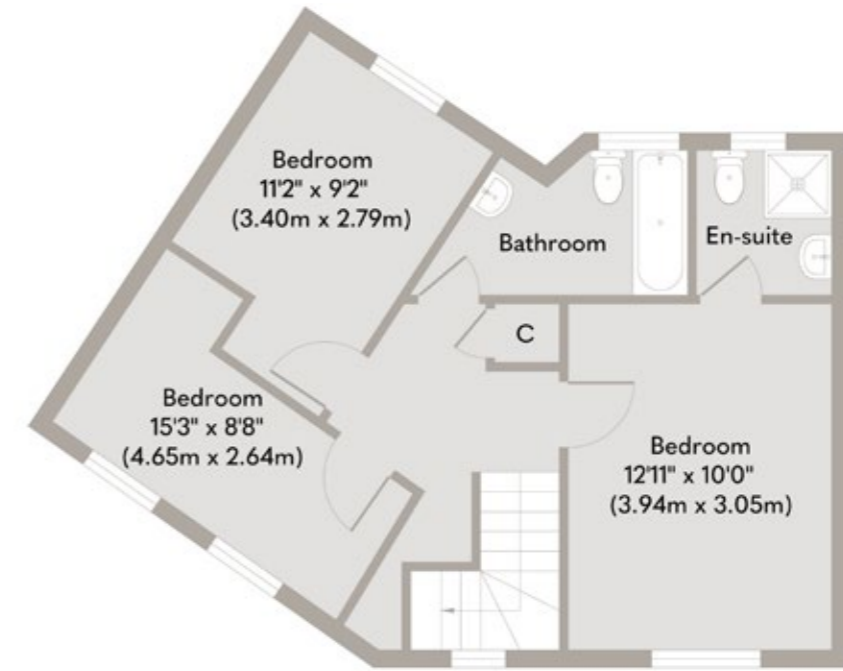
Outside, the rear garden has been designed with ease of maintenance in mind, offering an enclosed courtyard-style setting. The property also benefits from a single garage and driveway parking.





We have enjoyed the convenience for local facilities and the property is on a good bus route.





**First Floor**  
 Approximate Floor Area  
 492 sq. ft  
 (45.70 sq. m)



**Ground Floor**  
 Approximate Floor Area  
 491 sq. ft  
 (45.61 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 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



“Our home is practical, comfortable and easily manageable.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

C. Ref:- 4436-2225-3600-0073-2202

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: ///chucked.dozens.bunny

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# SOWERBYS

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