



THE STORY OF

15 Meadowvale Gardens

King's Lynn, Norfolk

SOWERBYS



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15 Meadowvale Gardens

King's Lynn, Norfolk
PE30 3BW

Sold with No Onward Chain

Two Off Street Parking Spaces

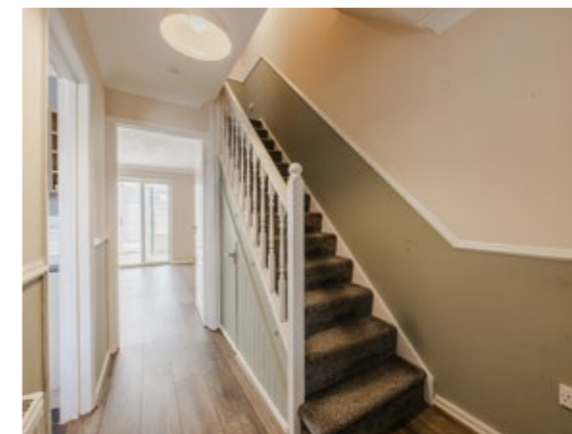
Two Bedrooms

East Facing Rear Garden

Well Presented End of Terrace

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Tucked away in a quiet, family-friendly cul-de-sac just off Wootton Road, this well-presented two-bedroom end-of-terrace home offers an appealing blend of comfort, practicality, and low-maintenance living - ideal for first-time buyers, downsizers, or investors alike.

Step inside to find a functional kitchen designed for everyday ease, alongside a generously proportioned sitting room that provides a welcoming space to relax or entertain. To the rear, a bright conservatory adds valuable extra living space and creates a seamless connection to the outdoors.

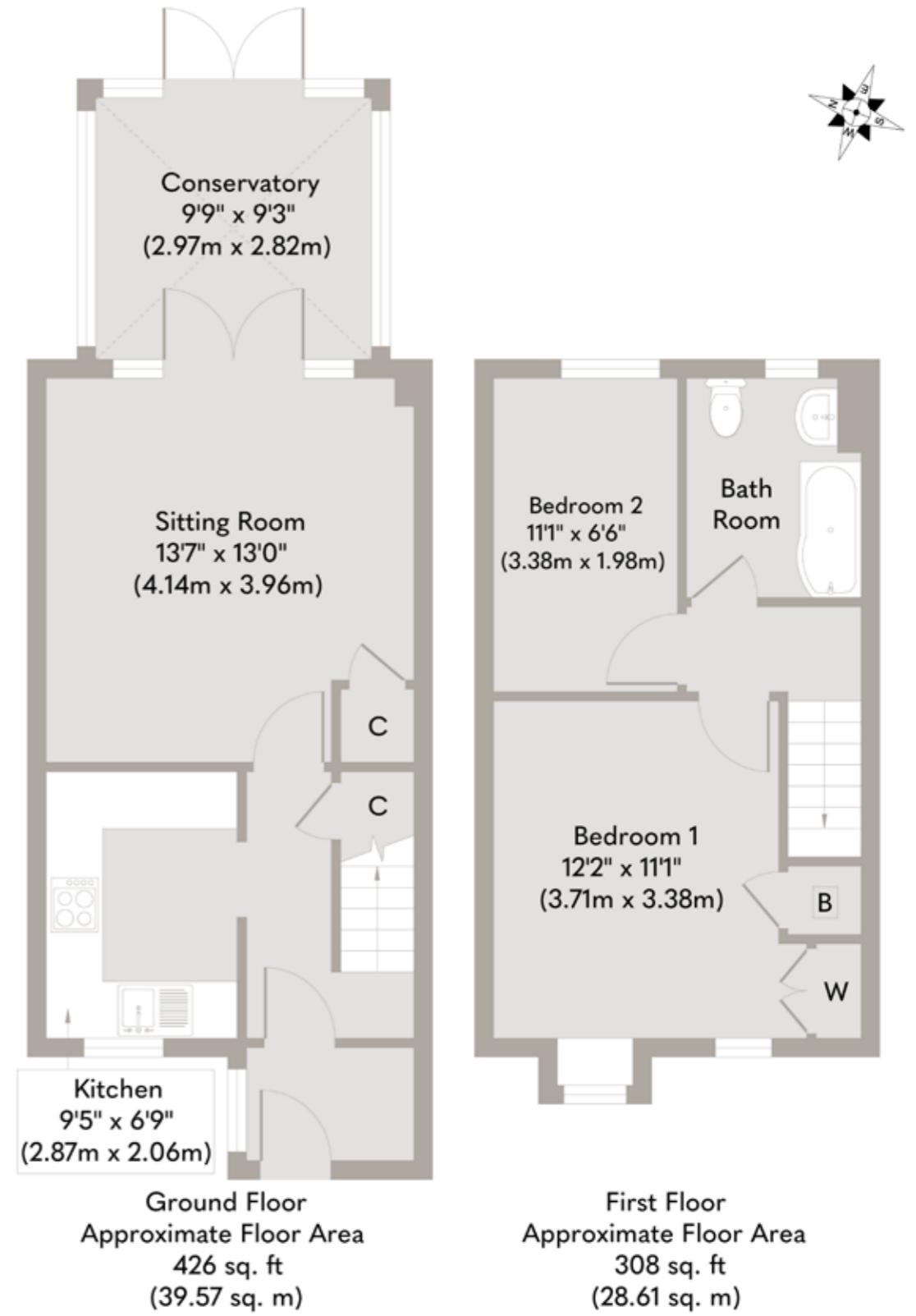
The east-facing rear garden is thoughtfully arranged with a spacious patio area, perfect for morning coffee or summer dining, alongside a low-maintenance pebbled section. A useful garden shed provides additional storage, keeping things neat and organised.

Upstairs, the property offers two comfortable bedrooms and a practical family bathroom, all presented in good order.

Further benefits include two off-street parking spaces and the significant advantage of no onward chain, ensuring a smoother, quicker purchase process.

Quietly positioned yet conveniently located, this home is ready to move into and enjoy.





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 Sowerbys



“Quietly positioned and conveniently located, this home is ready to move into and enjoy.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

C. Ref:- 9798-5959-6242-8088-3980.

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: ///metro.steam.voters

AGENT'S NOTE

Two allocated parking spaces.
The vendor is an employee of Sowerbys.

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SOWERBYS

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