



Introducing
25 Woodbridge Way
King's Lynn

SOWERBYS

This immaculately presented three bedroom semi-detached house sits in a popular residential area. The property comprises kitchen/dining room with brand new fitted kitchen. The kitchen has a range of matching base and wall units with wood effect worktop over, sink and drainer with mixer tap, oven and hob with extractor over. There is also space and plumbing for a washing machine and fridge/freezer. Downstairs there is also a spacious lounge and a downstairs cloakroom. Upstairs there are three bedrooms, two benefiting from fitted wardrobes, and the family bathroom. The bathroom comprises; newly fitted panel bath, shower over with glass shower screen, wash hand basin on pedestal W/C.

Externally there is an enclosed rear garden laid to lawn with inset boarders and patio area, driveway, parking and garage.

KING'S LYNN

Located on the banks of the River Ouse, the popular town of King's Lynn is steeped in maritime history, with its fishing port still widely used today. From the much filmed old medieval centre around King's Lynn Minster to the redeveloped and pedestrianised Vancouver Shopping Centre.

The town has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches. There are many services within the town including the

Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library. The town holds weekly markets and many events throughout the year.

King's Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10.

There is a mainline rail link via Cambridge to London King's Cross, approximately 1 hour and 40 minutes. The Sandringham Estate is about 5 miles away with attractive walks through the woods. Slightly further away is the North Norfolk Coastline with its beautiful long, sandy beaches.

AGENTS NOTES

Gardener Included within the Rent (hours and timings will be agreed upon application)

Photographs Taken Prior to Current Tenancy

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. 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: [///bridges.invoices.royally](https://bridges.invoices.royally)



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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