

St. Johns Terrace,  
King's Lynn, PE30 1NW

Offers In Excess Of £305,000

# Property Features

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- TOWN CENTRE LOCATION
- CHAIN FREE
- NEWLY REFURBISHED TO HIGH SPEC
- PRIVATE PARKING FOR 2 X CARS
- GEORGIAN MID-TERRACE TOWN HOUSE
- VIEWS OF ST. JOHNS CHURCH
- HIVE CONTROLLED GAS CENTRAL HEATING

## Full Description

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Offered with NO ONWARD CHAIN, this Grade II listed Georgian Town House has been recently refurbished to a high standard. The property boasts views of St. Johns Church and is only a short distance from Kings Lynn Trains Station with direct links to London Kings Cross. Extended across four floors, the property has a copious amount of living space which offers any future buyer the flexibility in the way they use the space available to them.

On the GROUND FLOOR you will find two of the double bedrooms and a stylish modern bathroom which includes wash basin, W.C, and bath with shower over.

The FIRST FLOOR you are welcome with the large 16ft living room with spectacular views across the park and St. Johns Church from the balcony, two sets of French doors give this room a real sense of character and the fireplace creates a superb feature. Further on this floor is the modern kitchen/breakfast room which has been finished with stylish modern fitted units, stunning granite worktops, and high end NEFF appliances including oven and induction hob along with integrated dishwasher and American style fridge/freezer.

Leading up to the SECOND FLOOR offers two more double bedrooms, both offering some built-in storage, the main bedroom also offers more views of the beautiful park and Church. The two bedrooms share a 'Jack and Jill' en-suite bathroom which includes modern white bathroom suite with 'double-ended' bath, W.C and wash basin.

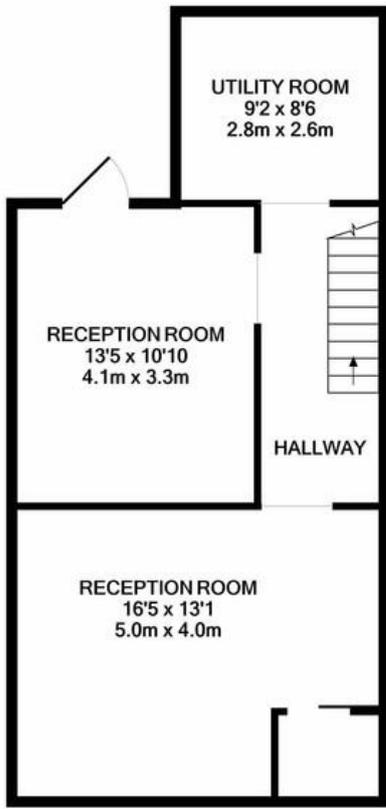


Down into the BASEMENT, this versatile part of the house which includes two more reception rooms which could be used as further living arrangements such as bedrooms/office spaces/receptions room. The off-road parking is also accessed via this level. This level also has a utility space with fitted units and a sink.

Outside to the rear of the home you will find a courtyard and private off-road parking. The new owner also has the option to re-instate a walled garden to provide more outside space and still retain off-road parking for the home.

King's Lynn town centre has direct rail links to Cambridge and London (Kings Cross). There is a wealth of shopping facilities as well as restaurants, public houses and all the usual amenities expected of a market town. Much of the town is covered under conservation area and there are many listed buildings. The town is situated approximately 45 miles from Norwich City centre, approximately 105 miles from London and approximately 16 miles from the coastal town of Hunstanton.

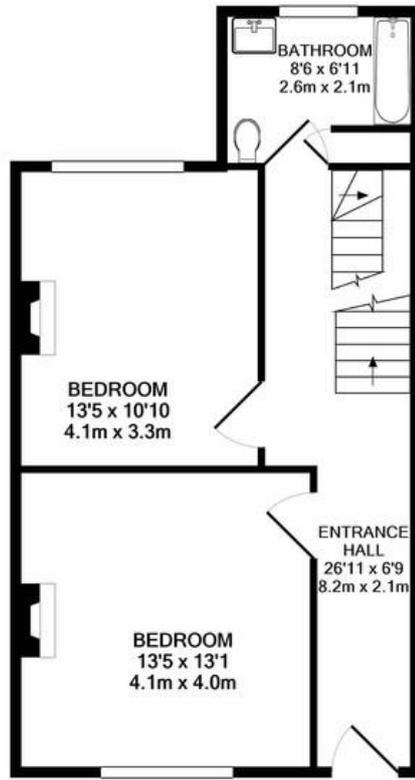




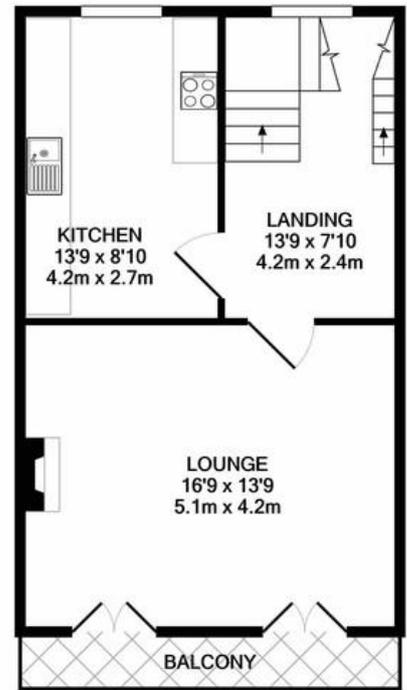
BASEMENT LEVEL  
APPROX. FLOOR  
AREA 514 SQ.FT.  
(47.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1953 SQ.FT. (181.4 SQ.M.)

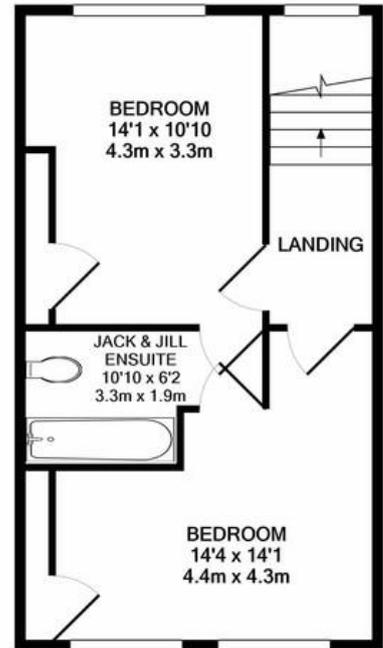
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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GROUND FLOOR  
APPROX. FLOOR  
AREA 533 SQ.FT.  
(49.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 461 SQ.FT.  
(42.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 444 SQ.FT.  
(41.3 SQ.M.)

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