

SOWERBYS

Norfolk Property Specialists



2 Kilhams Way

King's Lynn, Norfolk, PE30 2HU

Offers In Region Of £315,000



Viewing by appointment with our

King's Lynn Office 01553 766741 or kingslynn@sowerbys.com



2 KILHAMS WAY

Sowerbys are delighted to be marketing one of two former School Houses, situated within easy reach of the shops, cafes and other amenities in the historic market town of King's Lynn. Occupied by the current owners since the 70's, this is a rare opportunity to acquire a well-proportioned home that has been enjoyed by multiple generations for many years.

The initial introduction is a wonderful front garden, largely laid to lawn offering valuable additional outside space for entertaining, with a mid-height brick wall surround providing a little bit of security for children and pets.

Downstairs the accommodation is both spacious and bright, with three primary living areas. To one side and stretching the length of the property, is a generous living room with french doors to the rear and a central gas fireplace with marble surround, creating a wonderful focal point. To the opposite side is an additional incredibly useful snug/office, which would likely have previously been a formal dining room, also benefitting from its own elegant marble surround gas fireplace.

An extension to the side in the 90's has now created a fantastic L-shaped open-plan kitchen/dining room, pulling the property into the 21st century with open-plan living for family mealtimes and social gatherings.

Upstairs are three good-size bedrooms and a family bathroom with separate bath and shower units.

Outside, the rear garden is well-presented and low maintenance, with large patio areas at either end, a central lawn area and two timber units. It's a terrific space for entertaining, with plenty of room for furniture and a BBQ or perhaps even a hot-tub, sandpit or children's swing set.

The owners have proudly maintained the property with more recent improvements made, comprising of UPVC external doors, UPVC double glazed windows throughout and internal oak doors.

Sowerbys recommends first-hand viewing to fully appreciate everything this property has to offer its next potential owner.



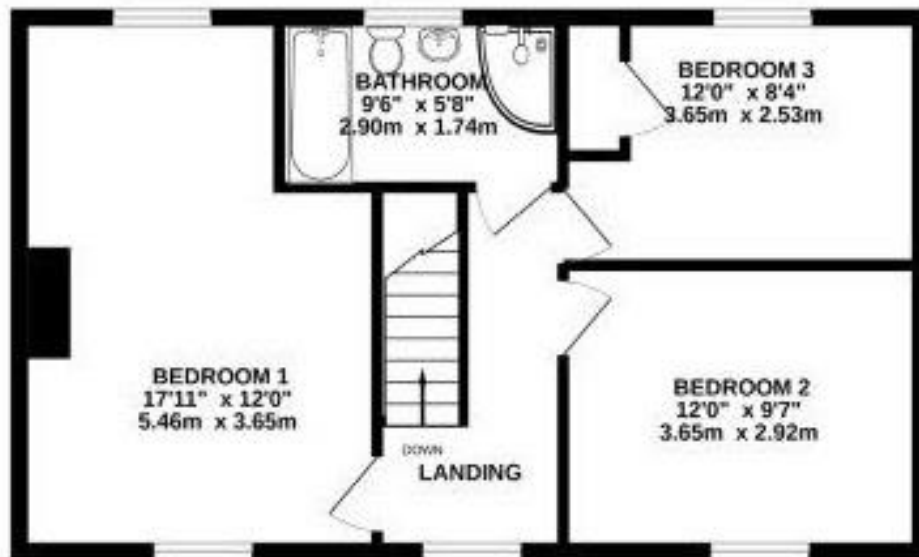
KEY FEATURES

- Semi-Detached, Former School House
- Three Bedrooms
- Family Bathroom
- Generous Living Room with Gas Fireplace
- Snug/Study
- L-Shaped Kitchen/Dining Room
- Well-Presented, Low Maintenance Gardens

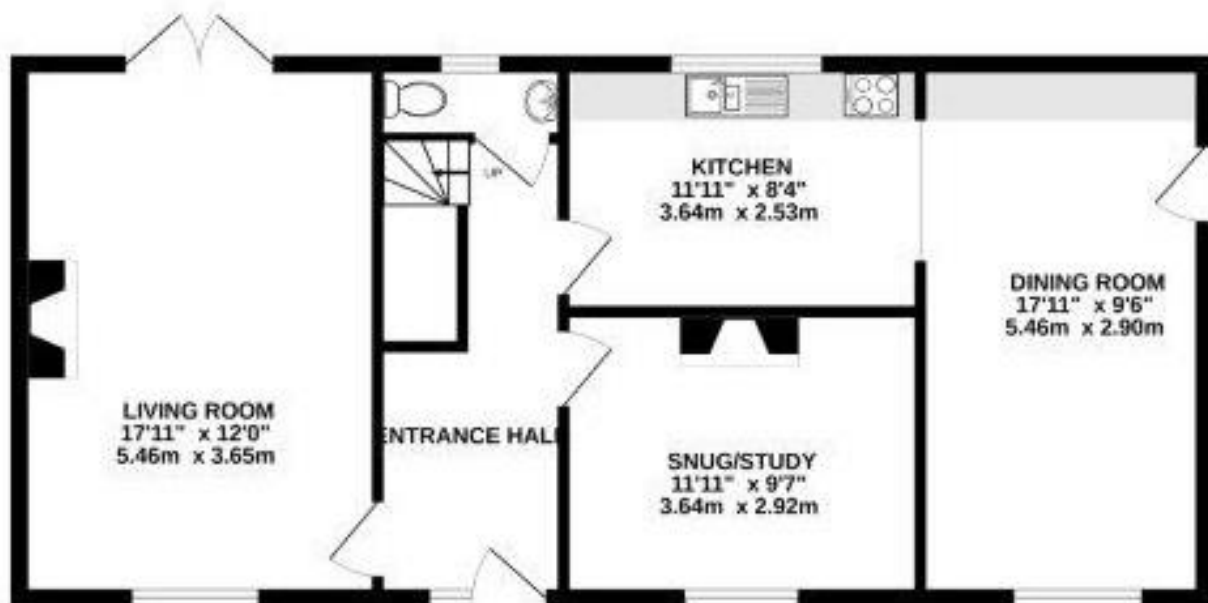








1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.

3 BED SEMI-DETACHED HOUSE

TOTAL FLOOR AREA : 1232 sq.ft. (114.4 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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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.

SERVICES CONNECTED

Mains water, electricity, drainage and gas fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 2539-4926-5000-0700-6296

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.

AGENT'S NOTE

This is a freehold property.

Viewing by appointment with our King's Lynn Office:
Bank Chambers, 23 Tuesday Market Place, King's Lynn, PE30 1JJ
01553 766741 • kingslynn@sowerbys.com



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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