



THE STORY OF

65 Langland

King's Lynn, Norfolk

SOWERBYS

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King's Lynn, Norfolk
PE30 4TH



Four Bedroom Family Home

Kitchen/Breakfast Room

Spacious and Bright Sitting Room

En-Suite to Principal Bedroom

Separate Dining Room

Fully Enclosed and Private Rear Garden

Double Garage and Off-Road Parking

Stunning Walks Nearby

Close to Local Amenities

Private and Tranquil Location



SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“The house is so bright, and the layout is great...”

A wonderful four bedroom family home and one of only two of this design within the development, 65 Langland has been updated throughout over recent years with a new kitchen and bathrooms: a new owner will seamlessly move straight in. Privacy, tranquillity and offering good links to the town and the Norfolk coast.

Owned since new – 65 Langland has potentially got the best location on the development. Tucked away, on a small drive with access to only one other property and benefiting from a corner plot – the property offers versatility inside and out.



Through the front door the spacious reception hall which is bright and airy leads to all other reception rooms. The sitting room, with its dual aspect windows feels bright and airy – a nice space to relax and recharge. The kitchen breakfast room has been modernised and turned into a true chef's kitchen – plenty of work surface and ample storage too. The same quality of craftsmanship has been continued into the utility room.

“The upstairs sitting room is so quiet...”

For the larger gatherings the dining room across the hall will wine and dine your guests in style.

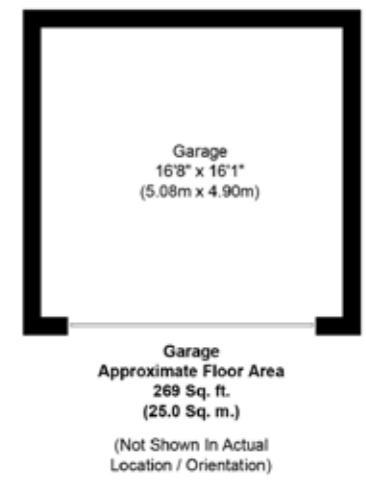
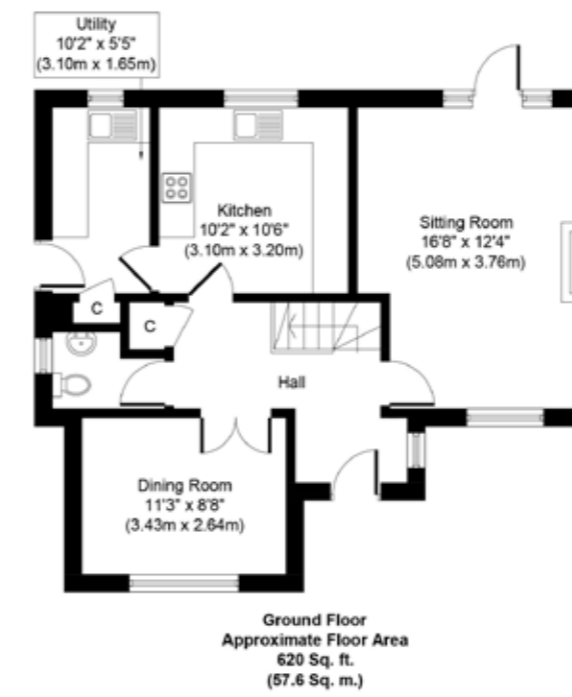
Upstairs all the bedrooms are well proportioned, the current owner has used one of the rooms as a secondary sitting room and another as an arts and crafts room, but they could easily be reverted back to bedrooms.





Improvements have also been made outside. To the front, there is off-street parking and easy access to the double garage and the electric door. To the rear of the property the garden has been opened up and divided into three zones. There is a side garden with a greenhouse, and this can also be accessed from the front, with a storage area behind the garage. The seating area at the end of the garden is ideally placed for a morning coffee or to enjoy lunch in the sunshine, whilst the immediate patio area is the perfect spot to take in the last of the evening sun with a glass of wine.

A well-appointed family home, tucked away, with pleasant walks on the doorstep and close by amenities.



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.



ALL THE REASONS

King's Lynn

IN NORFOLK
IS THE PLACE TO CALL HOME



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 drive 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. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



Note from the Vendor



Sandringham House

“There are excellent dog walks nearby, as well as Leziate, Sandringham, Ken Hill, Castle Rising and the coast...”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0883-3019-4208-9782-0204

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.

SOWERBYS



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