



THE STORY OF
83 Baldock Drive
King's Lynn, Norfolk

SOWERBYS



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83 Baldock Drive

King's Lynn, Norfolk
PE30 3DQ

●
Sold Chain Free

Terraced House

Three Bedrooms

En-Suite and a Family Bathroom

Kitchen/Dining Room and Separate Lounge

Enclosed Rear Garden

Single Garage

Walking Distance to Town Centre

●
The Ideal First Home or Investment Property

Nestled within a tranquil cul-de-sac location, but within walking distance of King's Lynn town centre, this charming terraced house presents itself as the perfect first-time family home - or an ideal investment property.

Both a convenient and a peaceful retreat, from the moment you step foot inside you'll notice its bright and spacious atmosphere. The sitting room welcomes you with an abundance of natural light, creating a warm and inviting ambience.

The kitchen/dining room, located at the

rear of the property, is a generously sized room and has a range of base and wall units, along with ample workspace. The heart of this new home, with space for a dining table, it's the perfect spot for family to come together for an end-of-day meal.

Upstairs, the landing leads to three well-proportioned bedrooms and a family bathroom. Each bedroom offers plenty of space, and the principal bedroom boasts the added luxury of an en-suite shower room - providing privacy and convenience.

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Outside, the low-maintenance rear garden is fully enclosed, a safe and secure environment for children to play - with the patio being the ideal space for the adults to host a summer barbecue. Additionally, the property offers a single garage for parking, along with further on-road parking options.



This home comes to market for the first time since it was newly built, and being sold chain-free offers a fantastic opportunity for new owners to immediately make it their own. Whether you're looking for an ideal first home to start your family, or seeking an investment property, 83 Baldock Drive is ready for the next chapter in its story...



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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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 Sowerbys



As the sun sets, a walk along Hunstanton beach is a highlight of the Norfolk coast.

“An evening trip to the coast is only a 30 minute drive, and a lovely way to end your day...”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 8403-5565-6629-9627-1283

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

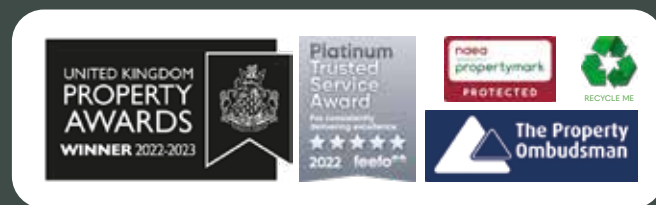
What3words: ///finders.raves.chairing

AGENT'S NOTE

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