



THE STORY OF

9 Kensington Road

King's Lynn, Norfolk

SOWERBYS

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9 Kensington Road

King's Lynn, Norfolk
PE30 4AT

Sold Chain Free

Detached Bungalow

Three Double Bedrooms

Spacious Sitting Room

Kitchen/Dining Room

Sun-Room off the Kitchen

Family Shower Room

Large Driveway and Garage

Corner Plot

A Place to Make Your Own

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“Our family home since the mid 70s and has been a much-loved home ever since.”

After nearly 50 years in the same family, 9 Kensington Road introduces itself as a much-loved home, a proud property packed with memories and good times.

Located on a corner plot, this bungalow benefits from its proximity to King's Lynn's town centre and everything you need is within walking distance.

Inside, the bungalow is thoughtfully designed, with a clear division between the bedroom area and the living space.

The living area is particularly inviting, featuring a spacious lounge which enjoys an abundance of natural light. From here, you can admire the beautiful views of the

garden and observe the daily activities happening along the road. It's the perfect spot for those who appreciate a tranquil but vibrant atmosphere.

The kitchen/dining room has also been cleverly designed, creating one large space which provides an excellent area for the family to gather. The easy access to the sun-room at the rear of the bungalow further enhances this area as the heart of this home, where everyone can come together and enjoy shared moments.

On the other side of the hall, you'll find the three double bedrooms, each offering ample space for relaxation - and these bedrooms are all served by the family shower room.





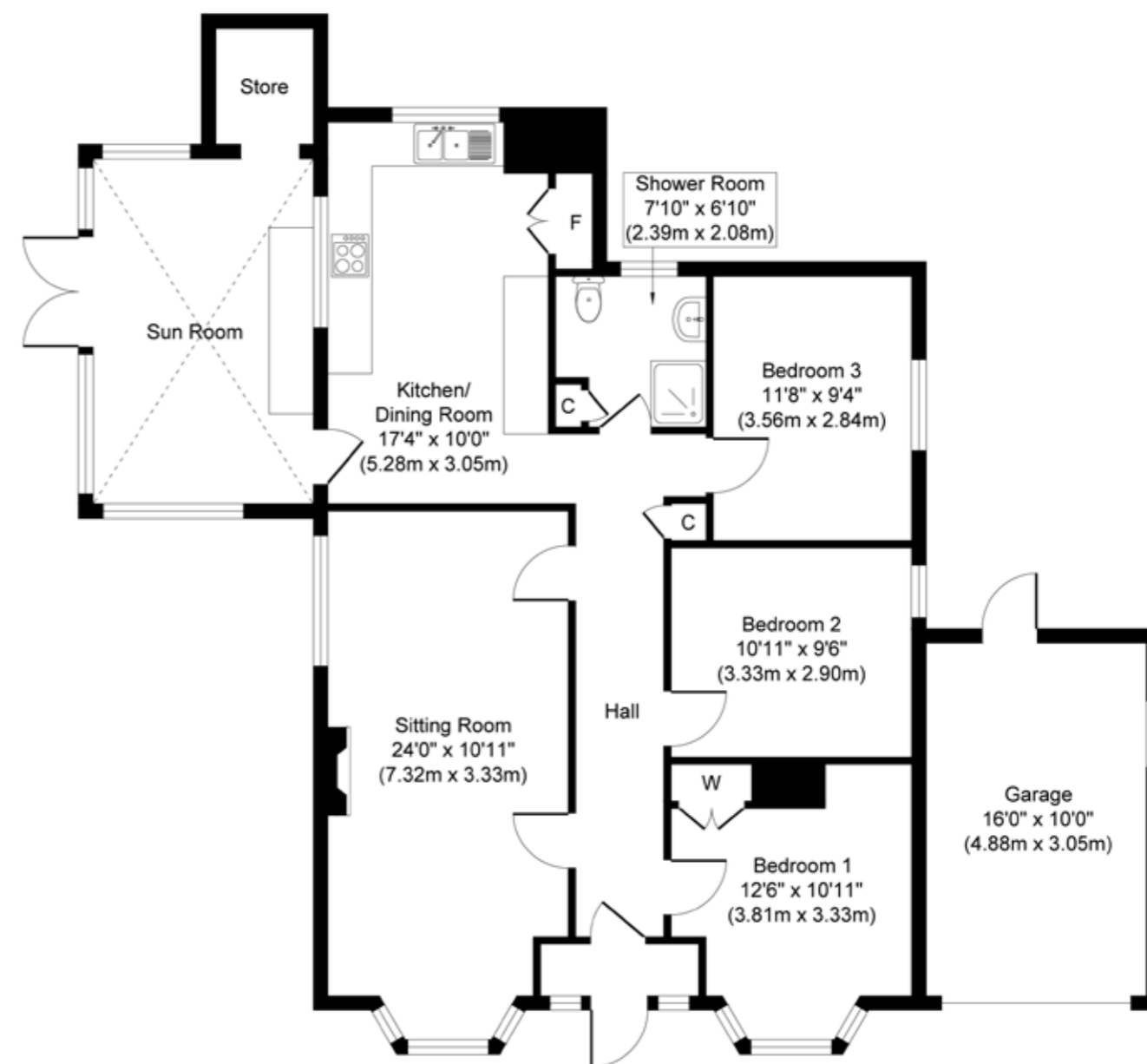
The outdoor space of the property has undergone a transformation over the years. Initially, it served as a large allotment, but it has since evolved into a low-maintenance garden. The spacious lawn is perfect for various outdoor activities, and a summer house and fruit trees in the rear add charm to the surroundings.

For added convenience, the property includes a garage and a large driveway, providing off-road parking facilities for multiple vehicles.

This clean and tidy bungalow offers a generous plot and presents an opportunity for you to create your own haven. With no upward chain, the path is clear for you to start a new chapter in this wonderful property...



“The lounge offers great views down the garden.”



Approximate Floor Area
1335 sq. ft
(124.02 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 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 the Vendor



"The garden was once set up as vegetable plots."

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas fired central heating. The store room, off the sun room, has plumbing for a washing machine and dishwasher.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0812-8025-7000-0927-9206

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: ///incoming.keyboards.aboard

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SOWERBYS



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