



THE STORY OF

16 Sidney Street

King's Lynn, Norfolk

SOWERBYS

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16 Sidney Street

King's Lynn, Norfolk,
PE30 5RH

Three Bedrooms

Period Features

Log Burner

Newly Refurbished Kitchen

Popular Location

Easy Access to Local Amenities by Foot and Bicycle
Road, Rail and Bus Links within Walking Distance

Off-Road Parking

No Onward Chain

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“Bright, characterful home.”

The property has immediate curb appeal with the gorgeous bay frontage which is so wonderfully characterful of the era. Upon stepping through the door it is a delight to find traditional patterned tiling which gives immediate vibrance, elegance and welcome to the entrance.

A large open-plan reception room would have once been two separate spaces, but is now superbly spacious and bright with light pouring in from both sides. This offers plenty of room for day-to-day living; with two beautiful feature fireplaces, the room remains subtly divided so as to retain practical places for both dining and snuggling up with a movie. A log burner is the ideal finishing touch, and come the winter months warmth radiates throughout the ground floor; whilst the crackle and glow of a fire

further accentuate the cosy ambience.

An exquisitely designed kitchen makes exceptional use of space, a great spot to hang out at all times of the day. Finished to a superb standard there is an abundance of storage in a combination of draws, cupboards and both overhead and pull-out shelving. The sleek contemporary units are a contrast to the period features of other rooms, working wonderfully with use of the high ceilings – accentuating and utilising the height without becoming busy or cluttered. A breakfast bar has been incorporated through clever tapering of the work surface, creating a place for both informal dining or somewhere to perch with a drink while dinner is prepared with use of an impressive five ring gas stove which is an absolute chefs delight.



Concluding the ground floor is a handy storage and utility space, which is great for keeping the workings of the household contained, and a conveniently located WC is easily accessible if you are in and out of the garden. The ground floor is finished with a range of hard floorings, which are sensible for a busy household with the kitchen area benefitting from electric underfloor heating to take the chill off the toes in the cooler seasons.

Upstairs the principal bedroom is a generous double providing ample room for both bed and additional furniture. A fireplace is a nicely retained period feature and focal point.



“I like to look down on the garden from the second bedroom, or chill and chat in the kitchen.”

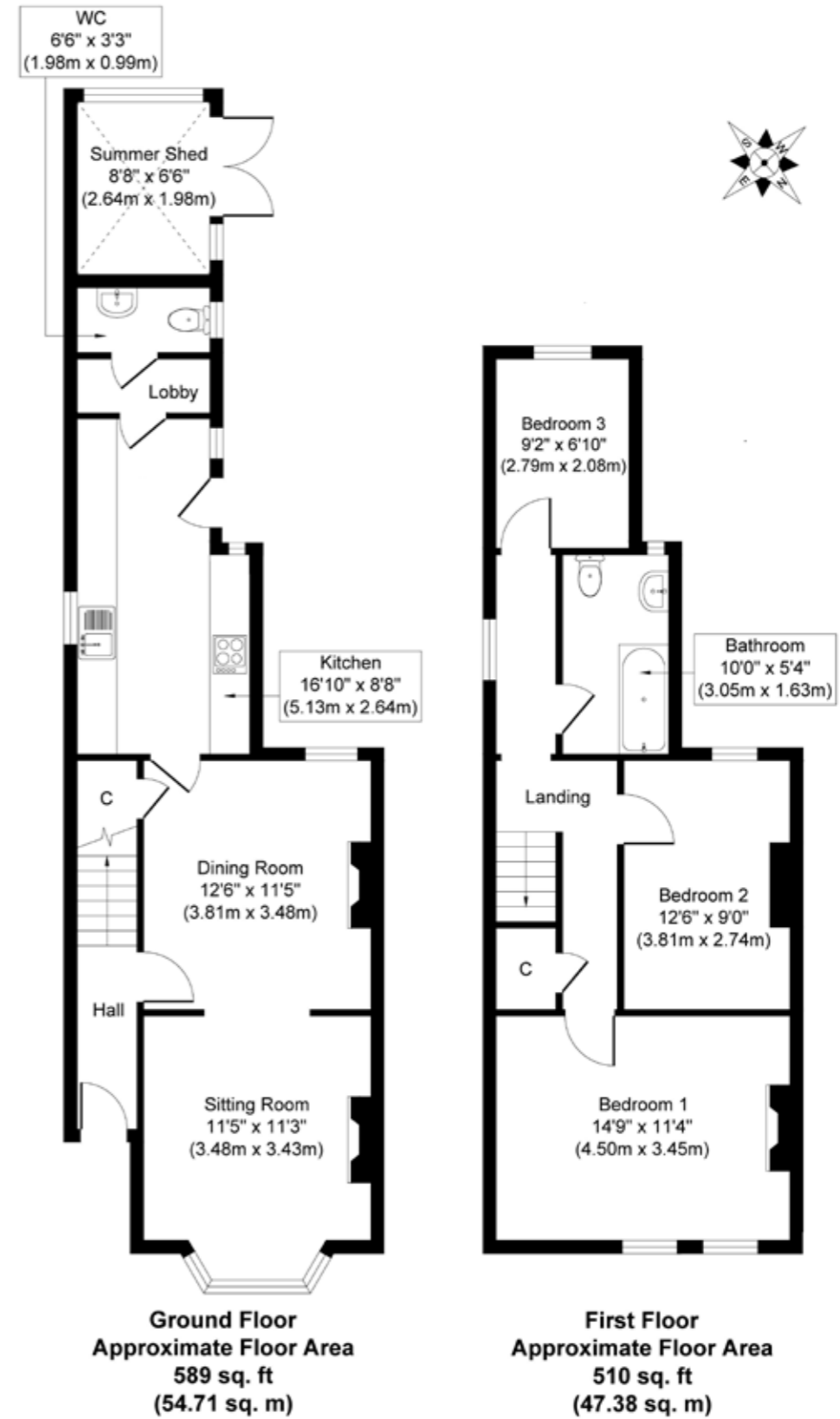
The second bedroom is a comfortable double and has views over the garden to watch the birds or take a moments pause to get lost in the pages of book. Bedroom three is tucked away at the back of the home and lends itself well to hybrid use as a study with plenty of sun light from the south facing elevation. All rooms have use of a good size family bathroom with over bath shower.



Outside, the south-facing garden is a joyful sun trap laid largely to low maintenance with mature borders with flowers and shrubs for colourful escape. A particularly genius addition are the gates, that can be opened for off road parking, or to extend the garden creating a well-sheltered area for BBQs and entertaining. The potting shed/greenhouse is ideal for green fingered escapes or to take shelter in a cocoon from the elements.

With incredible access to the amenities and leisure facilities of the market town, or further afield by road and rail, this incredibly characterful home is ready to move in with no onward chain.





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



King's Lynn Town Centre

“There is easy walking access to the station, town centre, and Hardwick Estate.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating with underfloor heating to the kitchen.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 8294-7920-2009-2893-1992

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: ///solve.deep.book

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SOWERBYS



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