



THE STORY OF

2b Reffley Lane

King's Lynn, Norfolk

SOWERBYS



S 2b Reffley Lane

King's Lynn, Norfolk
PE30 3EE

●
Detached Bungalow with No Onward
Chain, Close to Local Amenities

Kitchen/Dining Room

Aircon Units Fitted to Sitting Room and Principal Bedroom

Family Bathroom and Separate Shower Room

Low Maintenance, Enclosed Garden

Off Road Parking
●

Acherished home for the past eight years, 2b Reffley Lane is now entering the open market due to the seller's desire to move closer to family.

This detached bungalow is perfect for those seeking a property that requires minimal maintenance inside and out, while also being cost-effective to run. Living here has given our seller the change to enjoy a slower pace of life, with convenient access to town, Reffley Woods, and Sandringham Estate making it an ideal home.

Upon stepping inside, you'll be greeted with immaculate interiors. With sleeping accommodation on one side and living spaces on the other, the accommodation

is well-divided. The kitchen/dining room offers ample worktops and storage for enthusiastic cooks.

The delightful sitting room features dual aspect windows and french doors leading to the rear garden. Recently equipped with an aircon unit, this room offers both tranquillity and a perfect space to entertain family and friends.

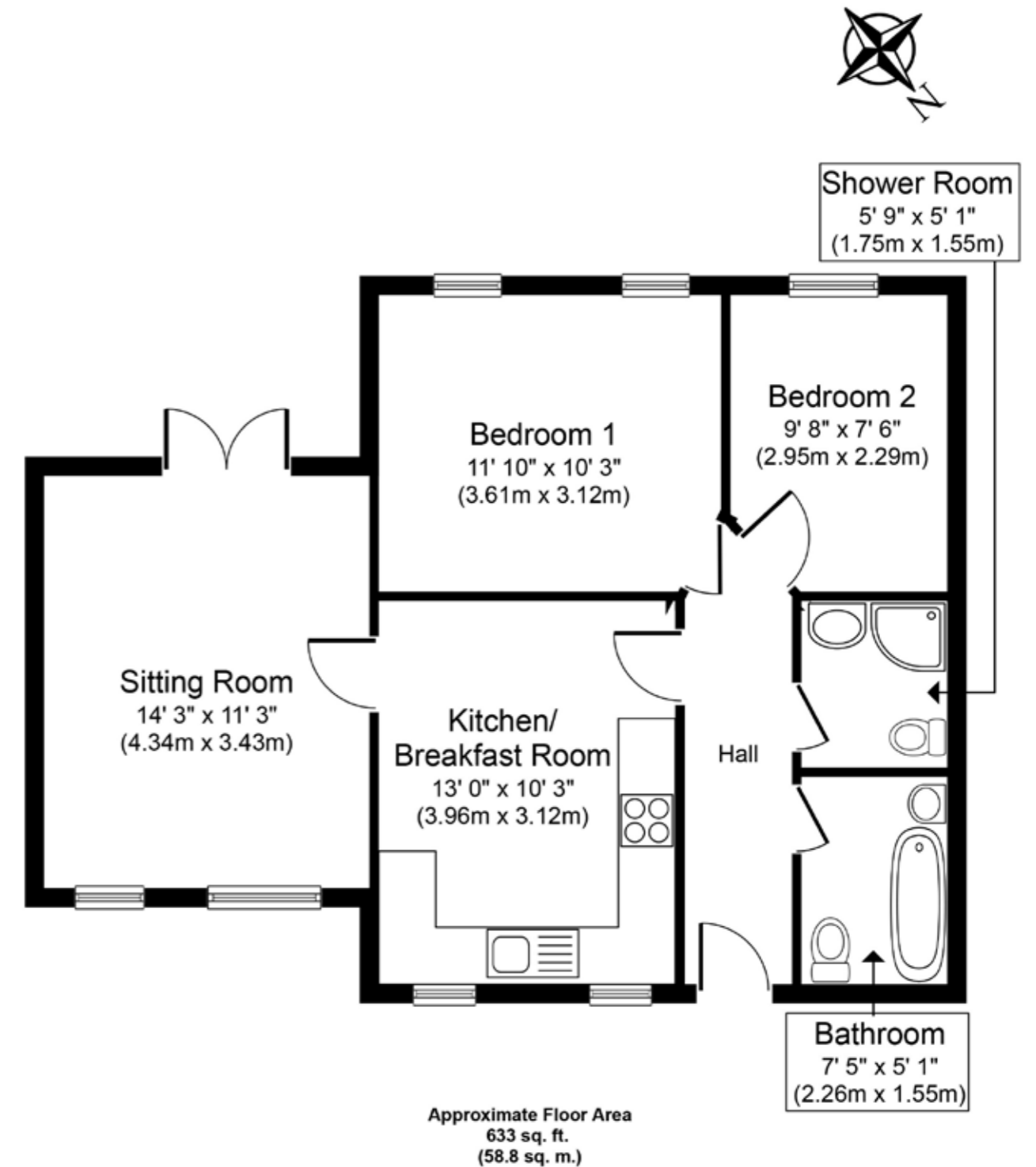
On the other side of the bungalow, you'll find two bedrooms, a bathroom, and an additional shower room. Both bedrooms are generously sized, with one being a spacious double. The smaller bedroom has been cleverly used as a dressing area and cosy snug.

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The outdoor space is designed for easy maintenance, with a wrought iron gated driveway providing off-road parking for several vehicles. The rest of the wraparound garden is predominantly laid with gravel, adorned with flower beds and shrubs to add a soft touch.

This well-presented detached bungalow is an ideal property for those seeking a slower pace of life and a comfortable and charming home.

“From every window I can see trees, birds and the open sky. It’s such a happy place to be.”



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

"I love all aspects of my home. It's in a really lovely location and Sandringham is just a short drive away.

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.
Air conditioning units fitted to sitting room and principal bedroom.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

B. Ref:- 8434-7039-3269-6009-6926

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: ///mingles.mainly.flipper

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