



THE STORY OF

24 Shelford Drive

King's Lynn, Norfolk

SOWERBYS

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24 Shelford Drive

King's Lynn, Norfolk,
PE30 3AS

Detached Bungalow

Sitting/Dining Room

Two Double Bedrooms

Kitchen/Breakfast Room

Garage and Off-Road Parking

New Carpets Throughout

Cul-de-Sac Location

Enclosed Rear Garden

Brand New Front Door and Windows
throughout the Majority of the Property

Close to Local Amenities

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“It’s a really calm and peaceful home”

Almost entirely modernised by the current owners, this detached bungalow is ready to move straight into. Within easy reach of the town centre, 24 Shelford Drive is situated at the end of a quiet cul-de-sac, providing a lifestyle of peace and convenience.

Almost all windows have been replaced, as well as the front door, providing disabled access into the spacious

entrance hall. The sitting/dining room is beautifully appointed, with a newly fitted electric fireplace adding a sense of comfort and dual aspect windows flooding the room with light.

A new shower room has also been fitted, and the property has been decorated throughout, included the ceilings skimmed and new carpets fitted, creating the ideal low maintenance home.



The kitchen/breakfast room, at the back of the property, is the perfect size for this bungalow. With access to the utility room as well as the rear garden, it offers a fantastic blend of practicality and enjoyment.



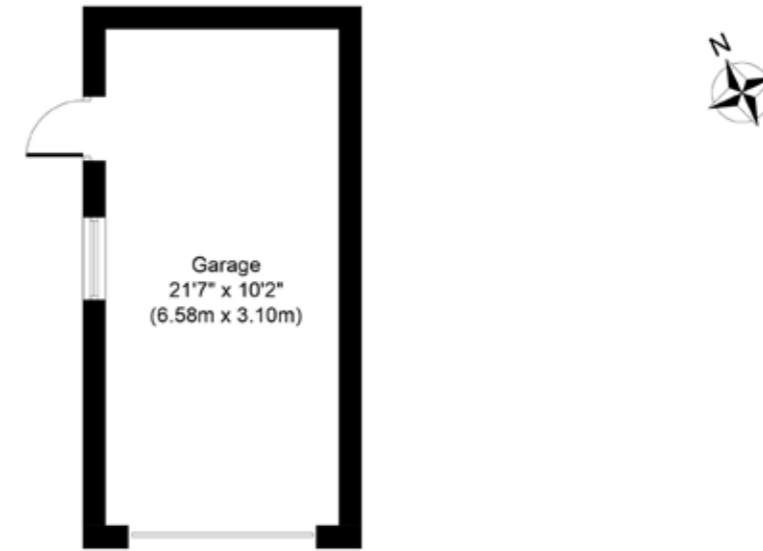
Towards the front of the property, the main bedroom has also benefited from a full makeover. The newly appointed shower room is great – making life easier for the current owner - and a second double bedroom completes the accommodation.

“The spacious sitting/dining room is perfect for when family visit...”



The outside space is easily maintained. To the front and leading to the garage, the driveway provides off road parking, whilst the rear garden is fully enclosed, and is a delightful space. A patio area makes for an ideal spot for a morning coffee and the lawn softens the look whilst being easy to care for.

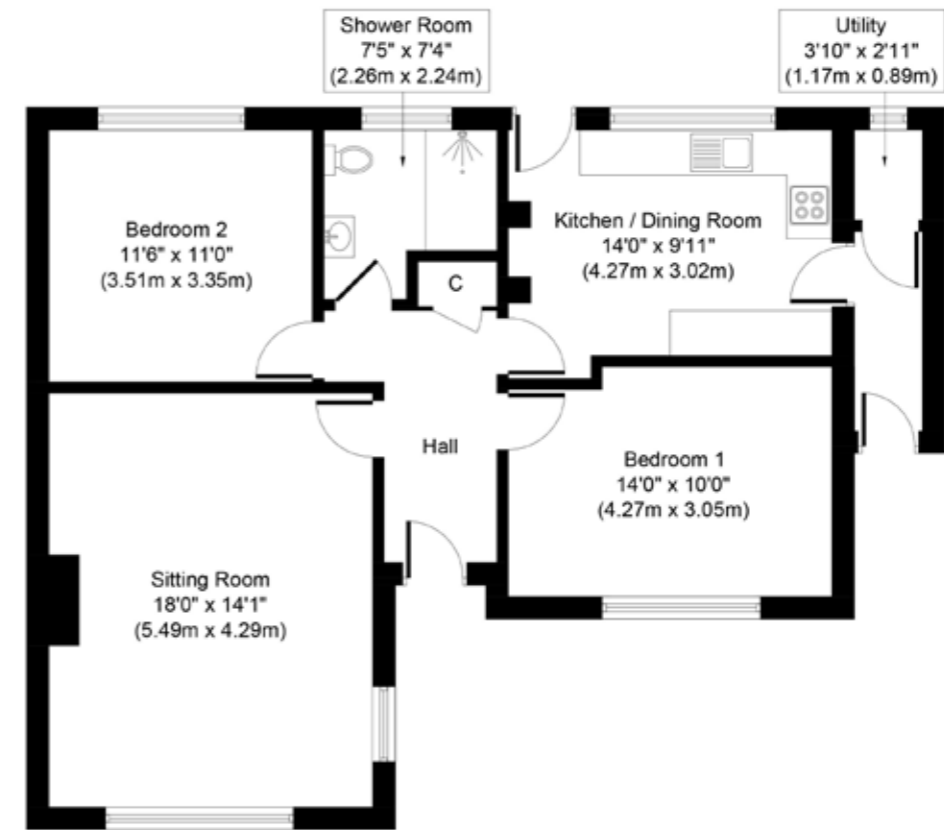
A beautifully presented home, in a fantastic position, 24 Shelford Drive is ready for its new owner to move in and begin enjoying the comfortable and convenient life it represents.



Garage
21'7" x 10'2"
(6.58m x 3.10m)

(Not Shown In Actual
Location / Orientation)

Approximate Floor Area
221 Sq. ft.
(20.5 Sq. m.)



Shower Room
7'5" x 7'4"
(2.26m x 2.24m)

Utility
3'10" x 2'11"
(1.17m x 0.89m)

Bedroom 2
11'6" x 11'0"
(3.51m x 3.35m)

Kitchen / Dining Room
14'0" x 9'11"
(4.27m x 3.02m)

Hall

Bedroom 1
14'0" x 10'0"
(4.27m x 3.05m)

Sitting Room
18'0" x 14'1"
(5.49m x 4.29m)

Ground Floor
Approximate Floor Area
866 Sq. ft.
(80.5 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 Sowerbys



“The location is fantastic - it's a quiet spot and our vendors have loved how friendly the neighbours are.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 1200-0682-0522-6198-3923

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: ///camper.reckons.curated

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SOWERBYS



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