



St. Nicholas House
Kings Lynn | Norfolk | PE30 1LY

SPACIOUS AND CONTEMPORARY FOUR BEDROOM FAMILY HOME



With a setting in the heart of the lively market town of King's Lynn, St. Nicholas House is a charming four-bedroom Grade II* period mid terraced home with an abundance of traditional features.



KEY FEATURES

- Four Bedroom Grade II* Mid Terrace Period Property
- Two Spacious Reception Rooms
- Large Kitchen Breakfast Room
- Renovated to an Exceptionally High Standard
- Flexible Living Accommodation Arranged Over Three Floors
- Retaining Many Original and Period Features
- Exceptionally Well Presented Throughout
- Private Courtyard Garden to the Rear
- Total Accommodation extends to 2,751sq.ft

Recently Refurbished Modern Home

The current owners have lived in the property since January 2022, and in that time they have created a welcoming, bright and light home. From the moment you enter St Nicolas House, it's clear that a lot of time and effort has been put into finishing every inch of the property to an impressively high standard. The home is full of history and original features, many of which have become focal points, and it has been refurbished immaculately. There is a lot that makes St Nicolas House a wonderful place to be, but the small details, such as USB sockets in every room, are the icing on the cake.

The current owners explain that despite a clear, stylish design throughout the property, "each room is full of unique characteristics" and offers something different. There is much to love about St Nicolas House, but they "particularly love the spacious kitchen for entertaining", and it's easy to see why. Each room seamlessly flows into the next, and all boast a contemporary and chic design. When asked to describe the property in three words, the current owners chose "warm, modern and smart" as their descriptors of choice.

Spacious Rooms and Storage

As you first enter the property, you will arrive in a larger-than-average entrance hall. With four big bedrooms, the property is ideal for a growing family, or anyone who enjoys hosting guests. There are two sizable bathrooms, making the home feel even more functional for family life. There is no shortage of space at St Nicolas House, especially when it comes to storage. The property boasts an abundance of loft space, providing an additional floor of versatile rooms should you need them. The loft area also provides a wealth of storage, more than many similar properties can offer.





KEY FEATURES

There is a lot of living space to enjoy in the home, including a large living room and separate dining room. The living room is the ideal place to sit back, relax and unwind as a family. Whether you are watching your favourite television show or catching up with friends, the living room strikes the balance between being bright and light, while being cosy and comfortable. The dining room is a similar size, creating a great space for dinner parties, celebrations and family dining.

Enjoy Coastal and Country Walks

As you wander into the garden, you will be met with greenery, colour and wildlife. The current owners enjoy being able to sit out and enjoy a glass of wine in the evening, and tending to the potted plants is the ideal way to exercise your green fingers. The proximity to the North Norfolk coast and Sandringham first made the current owners fall in love with the house and the easy access to the A17 and surrounding areas. The local area has access to a wide range of local shops, pubs and a post office.

Located only 30 minutes from Hunstanton and several of North Norfolk's beautiful beaches, you don't have to travel too far to make the most of the area. St Nicolas House is only ten minutes from the woods at Castle Rising and Sandringham, ideal for immersing yourself in the great outdoors.

















INFORMATION



On The Doorstep...

King's Lynn is a sea port and market town in the ceremonial county of Norfolk. The town has two theatres, an art gallery, museums and other cultural and sporting venues. There are three secondary schools and a college, a recently refurbished shopping centre and numerous leisure opportunities.

How Far Is It To...

The property is located in the centre of King's Lynn which has a wide variety of schools, cultural and leisure facilities plus a main line railway station with links to London King's Cross, taking approximately 1 hour and 40 minutes. The popular seaside resort of Hunstanton is only 16 miles away and the North Norfolk coast is within easy access. The Royal Estate of Sandringham is just 9 miles away. The cathedral city of Norwich lies approx. 43 miles to the South East with all the local amenities, including an airport with national and international flights.

Services, District Council

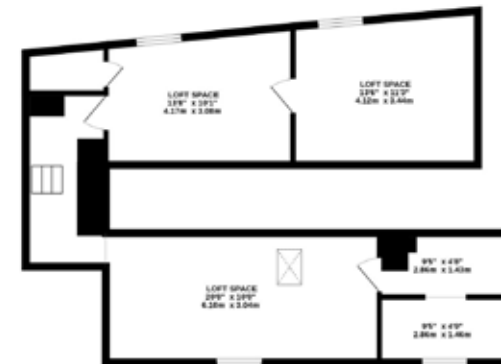
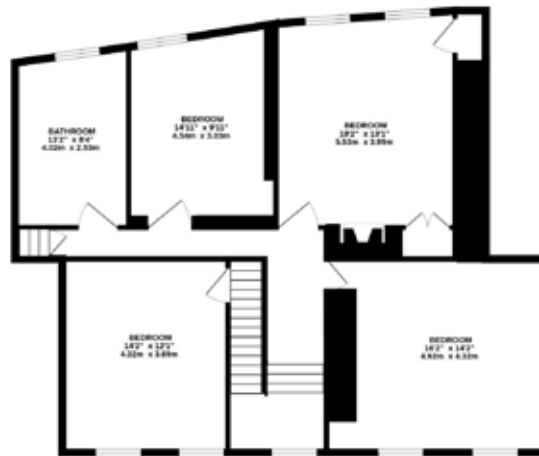
GFCH, Mains - Water & Drainage

Kings Lynn and West Norfolk Borough Council

Council Tax Band D

Tenure

Freehold



TOTAL FLOOR AREA : 2751 sq.ft. (255.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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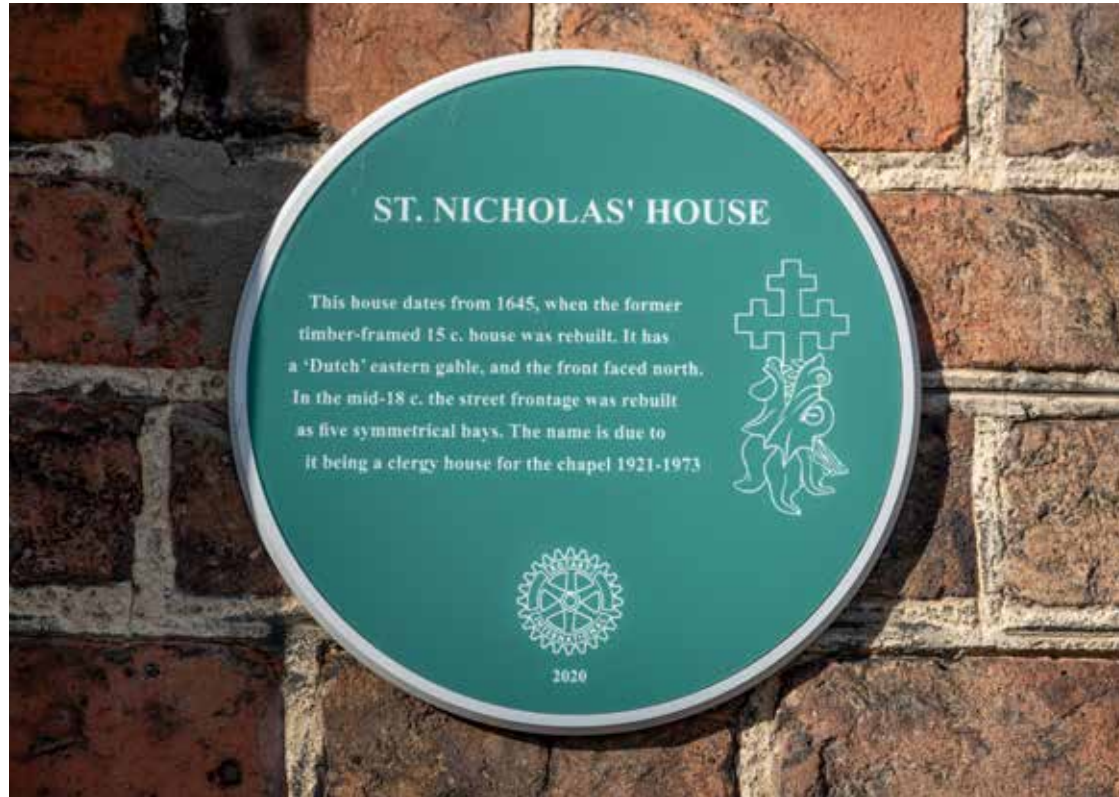
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Fine & Country Kings Lynn
KLIC, Innovation Drive, Kings Lynn PE30 5BY
01553 769100 | kingslynn@fineandcountry.com

