



THE STORY OF
Mulberry House
King's Lynn, Norfolk

SOWERBYS

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THE STORY OF

Mulberry House

3 Avenue Road, King's Lynn,
Norfolk, PE30 5NN

Semi-Detached House

Superb Location within Walking Distance
of the Town Centre and Train Station

Three Reception Rooms

Kitchen/Breakfast Room

Two Open Fires and a Log Burner

Three Double Bedrooms and Feature Fireplaces

Off Road Parking and Garage

Low Maintenance Garden

Spacious and Characterful

A Peaceful and Quiet Location

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“We love the character of the house, and we’ve renovated it to enhance the original features...”

Being so close to the town centre and the train station, it’s easy to see the appeal of Mulberry House’s location, and The Walks - King’s Lynn’s 18th century park - just across the road, has proven to be a huge bonus for our sellers. The home itself has suited them perfectly, with open fireplaces, log-burners and other original features perfectly complementing their lifestyle and making this a loving family home for more than 20 years.

Awaiting your arrival, impressive stained glass double entrance doors and original tiled hallway flooring welcome you

inside. With three reception rooms, the current owners have found themselves gravitating towards the front of the home during the colder months of the year. The cosy bay windowed sitting room with its open fireplace is the perfect place to hunker down and weather a storm.

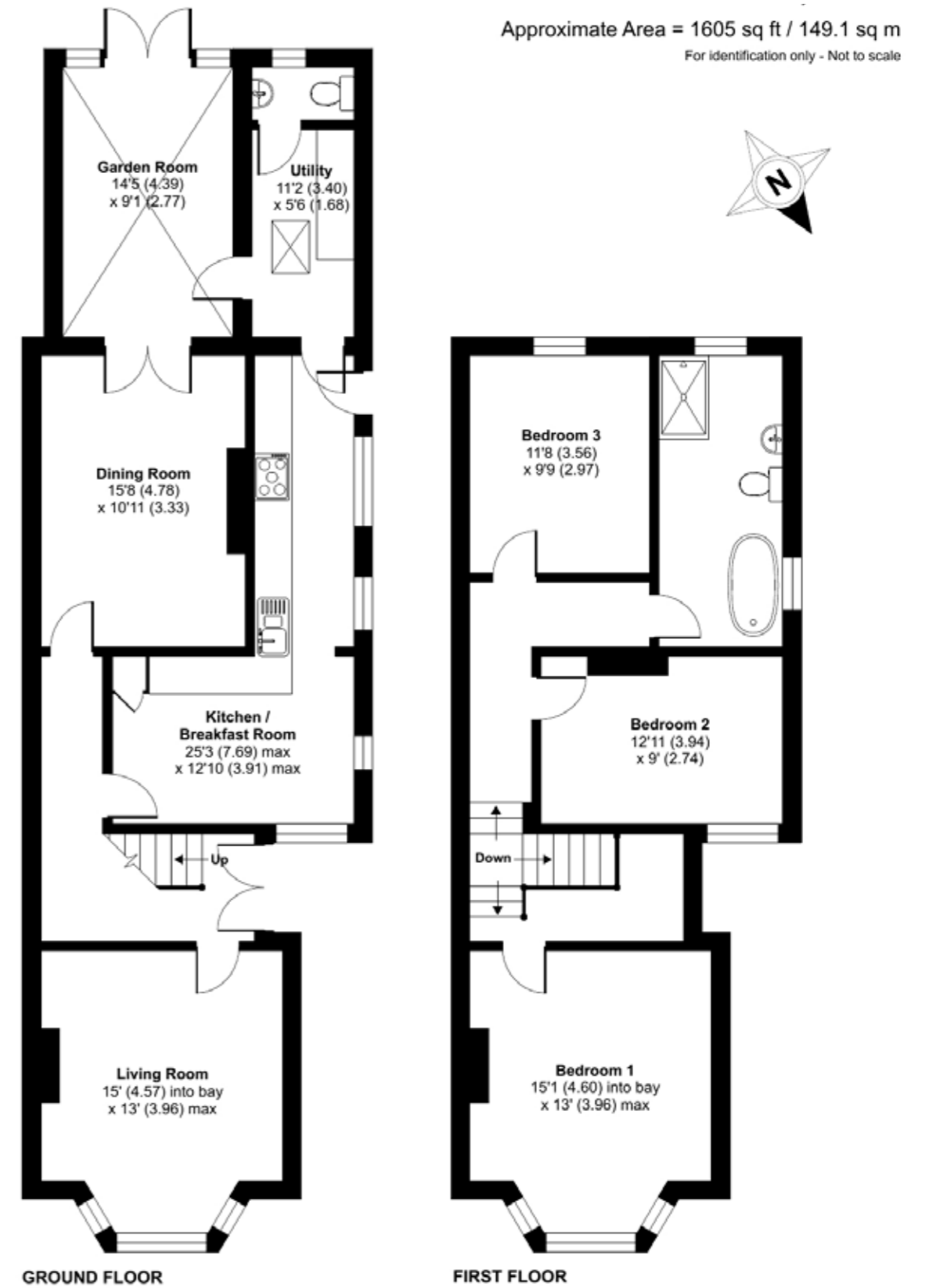
Come springtime, the spacious and flowing dining room and garden room really come into their own, and long, light-filled days can be spent here - perhaps entertaining, or simply relaxing and taking in views of the garden to the rear.



The characterful kitchen/breakfast room is the perfect place to start the day with a morning coffee, and there's ample space for a breakfast table in front of the log-burner. The utility room leads on to the downstairs WC and completes the ground floor space, providing an ever-welcome practical aspect to the home.

Once a four bedroom property, the first floor accommodation has been rearranged to make better use of the space, now with three really good sized bedrooms and a generous family bathroom.





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.

The rear garden has been landscaped to ensure it's easily maintained. Paved and decked areas provide space to relax and enjoy its southerly aspect, and an outside studio with power and lighting is ideal to practice your craft, use as a home office, or create a summerhouse.

To the front a gravel driveway provides ample off-road parking space.

Superbly located, and with so much to offer, this characterful home is waiting for a new owner to make it their own.



“Being so close to the town and the train station has been ideal, and The Walks has been great for walking the dogs...”

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



Guannock Gate, The Walks

“This was an expensive area in the Victorian era, the large homes on Avenue Road would have been lived in by solicitors and accountants...”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 9432-3931-3200-7767-2200

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: ///spice.same.marker

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SOWERBYS



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