



THE STORY OF

5 Valingers Road

King's Lynn, Norfolk

SOWERBYS

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5 Valingers Road

King's Lynn, Norfolk
PE30 5HD

Victorian Terraced Home

Restored Throughout with New
Roof, Windows, and Boiler

Two Well-Proportioned Reception Rooms

Galley Style Kitchen

Ground Floor Family Bathroom

Three Double Bedrooms split over Two Floors

Charming Original Stair Case

Enclosed Court Yard

Close to The Walks and the Train Station

Ample Amenities on your Doorstep

SOWERBYS KING'S LYNN OFFICE

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“Since having our spacious and characterful home since 2012, we’ve modernised it and it is great for the family.”

For more than a decade, 5 Valingers Road has been a much-loved home, largely due to the comprehensive refurbishment undertaken within that time. With the installation of a new roof, windows, doors, and a central heating system - along with interior upgrades - this property has been able to play host to delightful memories and shared family time.

From the moment you step inside you can see how this home distinguishes

itself from the other terraced homes. A beautiful staircase imparts a distinct charm and character to this Victorian residence, creating an immediate welcoming environment.

The front section of the property hosts a luminous sitting room, featuring an electric fireplace and original shutters which contribute to the creation of a cosy space, the ideal space to unwind in late into the evening.



The dining room, replete with character, boasts an original fireplace, exposed floorboards, and sash windows, further enhancing the allure of the residence.

Descending a few steps leads to a well-appointed kitchen with proportions befitting a property of this scale, complemented by an additional access point to a cellar housing the central heating system. This large space is underneath the living and dining room, and subject to relevant planning, could be re-imagined and renovated - depending on one's desire

Towards the rear, the family bathroom is positioned, adhering to the characteristic layout of properties of this period.



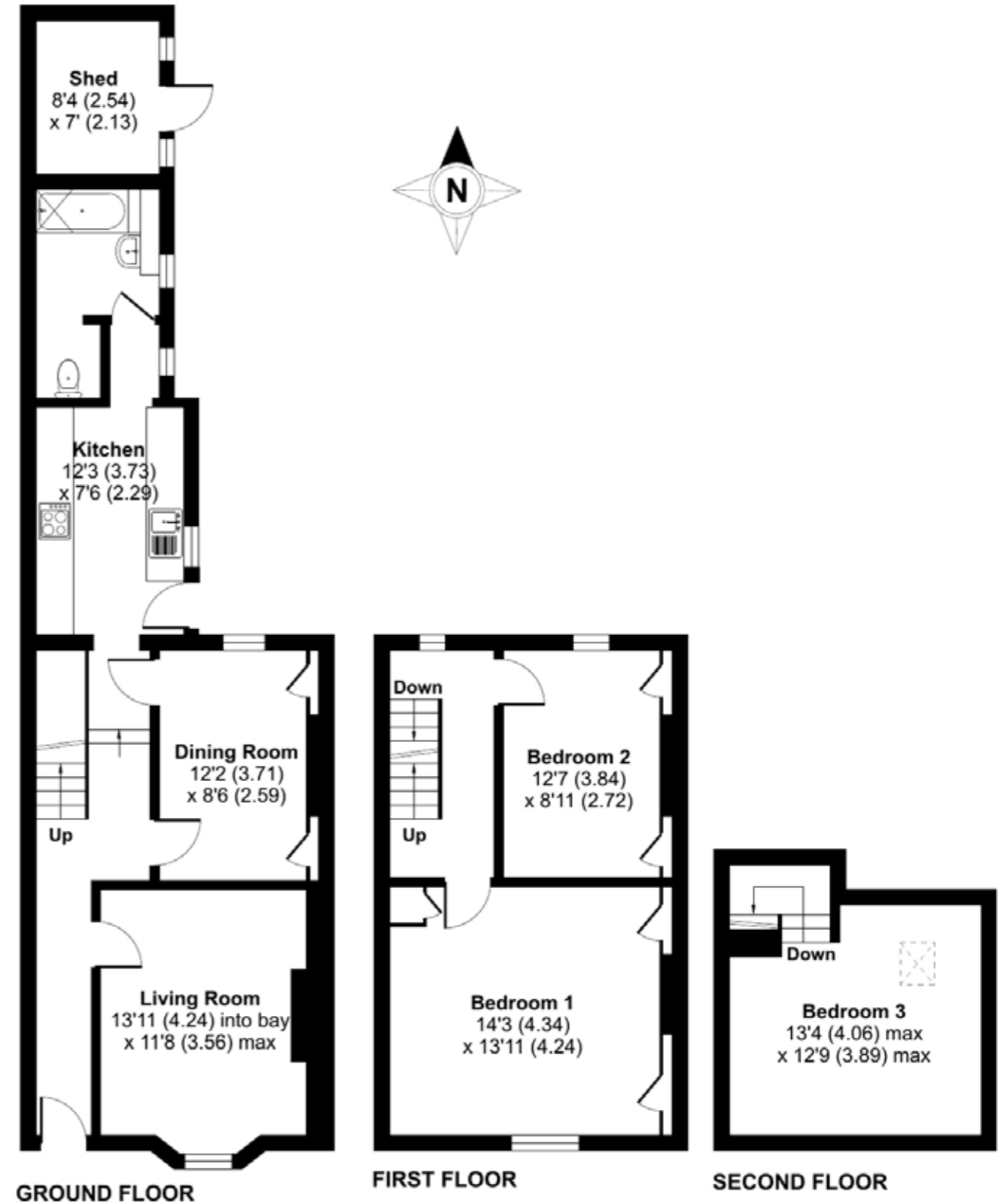
Heading to the first-floor and the landing provides entry to two generously sized double bedrooms, both exuding an airy and spacious ambiance.

Ascend to the topmost floor reveals bedroom three, currently serving the purpose as an ideal home office.

Externally, the space is designed for minimal maintenance. The block-paved courtyard not only offers a welcoming setting for entertaining guests but also demands minimal upkeep.

This charming Victorian terraced home is strategically located in proximity to The Walks, the train station, and the river, meaning you can enjoy the best of this town within but a moment, at any time of the day.





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



“The Walks is in the centre of town but a great open space to enjoy.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0456-3034-2202-9844-5200

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: ///herb.losses.simply

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