



THE STORY OF

# 9 Goodwins Road

*King's Lynn, Norfolk*

SOWERBYS



THE STORY OF

# 9 Goodwins Road

King's Lynn, Norfolk  
PE30 5QX

---

Beautifully Presented Victorian Terraced Home

Five Generous Bedrooms Over Three Floors

Approx. 1,738 Sq. Ft. of Living Space

Two Formal Reception Rooms

Delightful Kitchen/Breakfast Room  
with Ample Storage and Pantry

A Wealth of Retained Period/Character Features  
Throughout Including Five Fireplaces

Elegant First Floor Bedroom  
with Freestanding Bath

Walled Courtyard Garden

Walking Distance to Train  
Station and Town Centre





Set along the highly regarded and desired Goodwins Road, this beautifully presented Victorian townhouse effortlessly combines period charm with modern comfort - offering over 1,730 sq. ft. of elegant living space across three thoughtfully arranged floors.

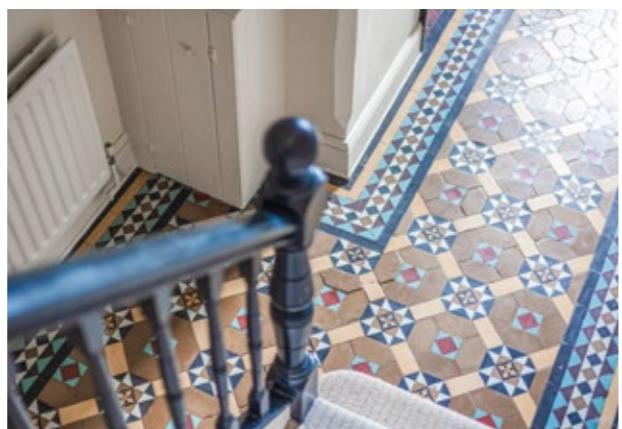
As you step through the front door, you're welcomed by high ceilings, decorative cornicing, and original fireplaces, not to mention the original tiled floor in the hallway - timeless features that portray the home's rich heritage.

The ground floor provides exceptional flow, with a bay-fronted sitting room, and a second reception room which could be purposed either as a dining room, ideal for hosting, or as a snug, as it is currently.

At the rear, the spacious kitchen/breakfast room, complete with a walk-in pantry, is flooded with natural light, and opens out to the walled courtyard garden, a private and peaceful spot to dine alfresco or relax with a book. The ground floor is complete with a cloakroom and WC.

Upstairs, a unique and indulgent feature awaits - a grand first-floor bedroom with generous proportions, period detailing and bay window. In bedroom two, the centrepiece - a freestanding roll-top bath - is positioned beneath a large window. It's a space made for calm and retreat, bringing a boutique hotel feel into everyday living. A further double bedroom to the rear of the property and a well-appointed shower room complete this level.

The second floor offers two additional double bedrooms, perfect for guests, children, or flexible home office needs.







Throughout, the home remains faithful to its Victorian roots while embracing the ease and space required for modern family life.

“One of my favourite spots is the courtyard garden.”

Situated just a short walk from King's Lynn town centre and the mainline station, with direct trains to Cambridge and London King's Cross the location is as practical as it is charming. Whether you're strolling through The Walks or heading to Norfolk's stunning coastline, the lifestyle on offer here is rich and rewarding.





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.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)

# King's Lynn

A HISTORIC MARKET TOWN  
IN WEST NORFOLK

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.



## Note from the Vendor



"I would describe my home as Victorian, classic and homely."



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

D. Ref:-2364-1533-6611-1011-1852

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: ///snaps.palm.analogy

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.  
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

