



Introducing
Weedon Way
King's Lynn

SOWERBYS

Discover the perfect blend of comfort and convenience in this beautifully presented two-bedroom home, tucked away in a quiet cul-de-sac just a short drive from King's Lynn town centre. Thoughtfully designed for modern living, the property offers clean finishes throughout, creating bright and inviting spaces you'll love coming home to.

The ground floor features a welcoming living area ideal for relaxing and a modern kitchen with space for appliances. Upstairs, the two bedrooms provide peaceful retreats, complemented by a sleek, modern bathroom.

Outside, an enclosed rear garden offers a private spot for outdoor dining, play, or simply unwinding. The property also benefits from two unallocated parking spaces, adding to its everyday practicality.

With its quiet setting, modern interiors, and easy access to King's Lynn's shops, eateries, and transport links, this home is perfect for those seeking a comfortable lifestyle in a well-connected location.

KING'S LYNN

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.

COUNCIL TAX

Band A.

AGENT'S NOTES

Two Unallocated Parking Spaces (to the rear of the property, under the archway, the first two nearest the fence have been used in the past)

LOCATION

What3words: ///explores.brilliant.absorbing

ENERGY EFFICIENCY RATING

To be confirmed. The reference number or full certificate can be obtained from Sowerbys upon request.

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.



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