



INTRODUCING

44 Montgomery Way

King's Lynn, Norfolk

SOWERBYS



THE STORY OF

44 Montgomery Way

King's Lynn, Norfolk
PE30 4YP

No Onward Chain

Three Bedroom
Detached Home

Cul-De-Sac Position

Highly Efficient EPC Rating C

Entrance Hall plus
Cloakroom/WC

Bay-Fronted Living Room

Open-Plan Flow into
Kitchen/Dining Room

Conservatory Overlooking
Enclosed Rear Garden

Gas Central Heating and
uPVC Double Glazing

Driveway Parking and Garage

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Offered with NO ONWARD CHAIN. Set within the popular residential setting of Bishops Park, this well-presented three-bedroom detached home (EPC Rating: C) offers generous, flowing accommodation ideal for modern family living.

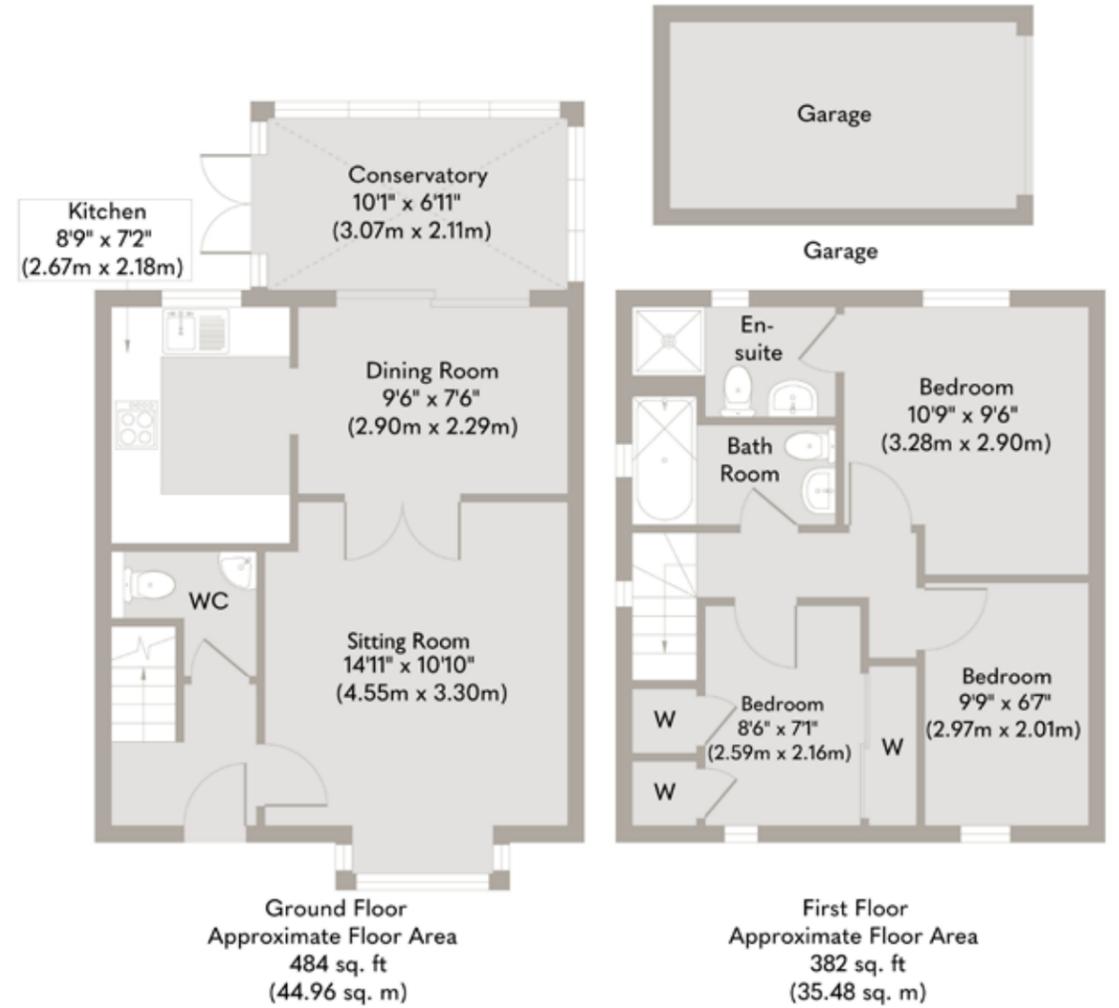
You are welcomed via the entrance hall, with a convenient cloakroom/WC, leading through to a spacious bay-fronted sitting room which opens seamlessly into the dining area and onward to the kitchen, creating a sociable layout for everyday life and entertaining.

From the kitchen, sliding doors open into the conservatory, a lovely additional reception space that enjoys views across the enclosed rear garden. The garden also benefits from a rear gate providing direct access to the driveway and single garage, alongside practical off-road parking.

Upstairs, the property offers three well-proportioned bedrooms, including a principal bedroom with en suite shower room, complemented by a family bathroom.

A superb opportunity for those seeking a detached home with versatile living space - and the added advantage of No Onward Chain.





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.

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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 reach 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



“Quiet and peaceful setting, yet conveniently placed for the coast and the hospital.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 9624-3059-8202-5616-0200

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: ///sticking.districts.dominate

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SOWERBYS

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