



NEWSON & BUCK  
ESTATE AGENTS



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## 2 Priory Hall, Priory Lane, King's Lynn, Norfolk PE30 5DU £425,000

A stunning three bedroom period property in the heart of King's Lynn Town Centre. This contemporary conversion offers open plan living to the first floor and three bedrooms, bathroom and en-suite to master on the ground floor.

This highly desirable Town Centre property offers everything you could wish for including off road parking for multiple vehicles, garage and rear courtyard. This unique property could make a beautiful home, second home or holiday let.

A full range of amenities can be found within walking distance including a main line rail link into Cambridge and London King's Cross.



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## Hall

Solid entrance door to front, 2 x storage cupboards, wooden flooring, two radiators and double doors to rear.

## Bedroom One

12' 1" x 8' 9" (3.68m x 2.67m) Double glazed window to rear, built in wardrobes, radiator and fitted carpet.

## En-Suite

Corner shower enclosure with electric shower, low flush w/c, wash hand basin, towel radiator and tiled flooring.

## Bedroom Two

10' 3" x 8' 9" (3.12m x 2.67m) Double glazed window to front, built in wardrobe, radiator and fitted carpet.

## Bedroom Three

10' 4" x 10' 2" (3.15m x 3.10m) Double glazed window to front, fitted wardrobes, radiator and fitted carpet.

## Bathroom

Panel bath, corner shower enclosure, double sink unit, low flush w/c, towel radiator and tiled flooring.

## Open Plan Kitchen Dining Living

29' 5" x 24' 5" (8.97m x 7.44m) Double glazed windows to front and rear, Velux windows to rear, fitted kitchen with integrated double oven, integrated hob with extractor above, integrated pot wash, butler style sink, space for American style double fridge freezer, multiple radiators, wooden flooring / fitted carpet and exposed wooden beams.

## Courtyard Garden

To the rear of the property is a patio area with privacy fencing.

## Parking Area

This area is owned by the property, it has multiple parking areas which is strictly for this property.

## Garage

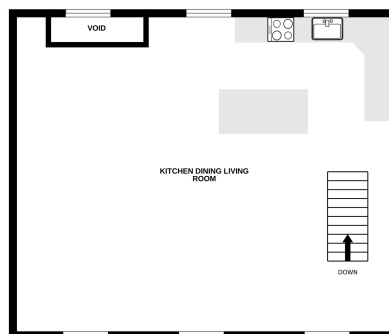
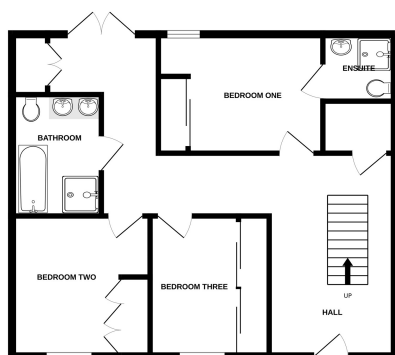
19' 1" x 8' 5" (5.82m x 2.57m)

## FPC Rating: C



GROUND FLOOR  
665 sq.ft. (61.7 sq.m.) approx.

1ST FLOOR  
665 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 1329 sq.ft. (123.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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