



NEWSON & BUCK
ESTATE AGENTS

4 St Johns Terrace
King's Lynn
Norfolk
PE30 1NW

£239,995

Welcome to Pied-a-terre, a beautifully presented and historic Grade II listed town house, positioned within a conservation area and enjoying one of the finest outlooks in King's Lynn. Overlooking the renowned public gardens known as The Walks and with views towards St John's Church, this characterful home blends original period features with thoughtful modern improvements. The property is ideally situated within easy walking distance of the mainline railway station, offering connections to Cambridge and London, and benefits from excellent access to the town centre. Accommodation is arranged over four floors and has been enhanced with new Rointe electric heaters throughout. The ground floor features a generous entrance hall with stairs descending to the basement level, where a useful utility room provides direct access to the rear garden. Stairs rise to the first floor, comprising a cloakroom, a well-appointed kitchen, and a bright sitting room with doors leading to a balcony that enjoys beautiful views across The Walks. The upper floors now offer two bedrooms, alongside a spacious bathroom fitted with both a bathtub and a quadrant shower, creating a comfortable and versatile living arrangement. Externally, the property

- Stunning Views
- Accommodation over Four Floors
- Two Bedroom
- Renovated throughout
- Kitchen
- Bathroom
- Utility Room
- Lounge with balcony



Entrance Hall

6' 01" x 25' 01" (1.85m x 7.65m) Entrance door, Rionte Electric Radiator, radiator, stairs to first floor, stairs to basement level

Utility Room

6' 01" x 6' 01" (1.85m x 1.85m) Door leading to rear shared garden, Vanity unit with sink, space and plumbing for washing machine and tumble dryer, shelving

Half Landing

Stairs from Ground floor and stairs to First floor, door leading to

W/C

2' 08" x 6' 02" (0.81m x 1.88m) Vinyl flooring, corner sink unit, low level flush W/C, louvre window to rear aspect, towel radiator

First Floor Landing

Carpeted, Rionte Electric Radiator, doors leading to

Kitchen

9' 01" x 12' 06" (2.77m x 3.81m) Vinyl flooring, range of base and wall cabinets. worktops with small breakfast, steel sink with mixer tap, integrated fridge, eye level electric oven with combi grill above, storage cupboard with power, double doors leading to

Lounge

15' 01" x 16' 04" (4.60m x 4.98m) Carpeted, feature fireplace surround, two French doors with opening to balcony overlooking the park, Rionte Electric Radiator

Landing

Carpeted, built in storage cupboards, Velux window, doors leading to

Bedroom

7' 10" x 16' 04" (2.39m x 4.98m) Carpeted, Rionte Electric Radiator, Window to front aspect

Bedroom

8' 05" x 16' 03" (2.57m x 4.95m) Carpeted, Rionte Electric Radiator, Window to front aspect, built in shelving

Lobby

Carpeted, Rionte Electric Radiator, storage cupboard holding water tank

Family Bathroom

9' 1" x 7' 02" (2.77m x 2.18m) Vinyl flooring, window to rear aspect, Towel Radiator, standard panelled bath with mixer tap and hand held shower unit, quadrant corner shower with electric shower over, low level flush W/C, hand basin

External

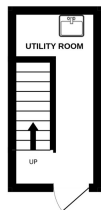
To entrance there is a small courtyard garden, shared with a neighbouring property. To the rear is a private garden, shared with the other freeholder, with a range of plants and shrubs, laid to patio and low maintenance.

Council Tax - A

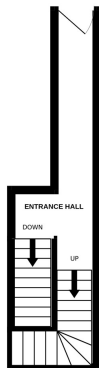
EPC - Awaiting



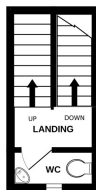
BASEMENT
75 sq.ft. (7.0 sq.m.) approx.



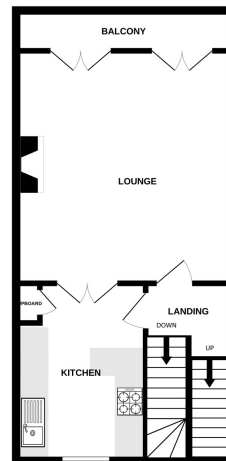
GROUND FLOOR
111 sq.ft. (10.3 sq.m.) approx.



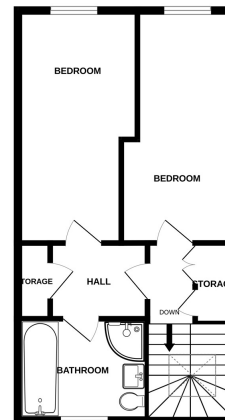
1ST FLOOR
75 sq.ft. (7.0 sq.m.) approx.



2ND FLOOR
475 sq.ft. (44.0 sq.m.) approx.



3RD FLOOR
435 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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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