



NEWSON & BUCK
ESTATE AGENTS

18 Church Street
King's Lynn
Norfolk
PE30 5EB

£275,000

Newson & Buck are delighted to offer this elegant and characterful Grade II Listed three bedroom townhouse, superbly located on the prestigious Church Street in the heart of King's Lynn's historic quarter, just moments from the iconic St Margaret's Minster. Arranged over three floors, the property offers spacious and versatile living accommodation, blending period charm with practical modern touches. The ground floor features a welcoming lounge, a well-appointed kitchen, and a downstairs cloakroom. Across the upper levels are three generously proportioned double bedrooms, including a top-floor master suite with ensuite shower room. Further benefits include gas central heating, a private courtyard garden with exceptional views of the Minster, and the added advantage of being offered with no onward chain, making it an ideal choice for those seeking a smooth and uncomplicated purchase. Located within easy reach of the town centre, train station (with direct rail links to Cambridge and London), and the historic quay, this is a rare opportunity to own a beautifully preserved home in one of King's Lynn's most historic and desirable settings. Early viewing is strongly advised.

- Grade II Listed Town House
- Three double bedrooms
- Views of the Minster
- Period Features
- En - Suite To Master
- Family Bathroom
- Town Centre Location
- Modern Kitchen
- Private Courtyard



Entrance Hall

Entrance door, carpeted, storage cupboard, stairs leading to first floor doors leading to

Downstairs W/C

Sliding door, low level flush w/c, hand basin

Lounge/Diner

16' 09" x 20' 05" (5.11m x 6.22m) Carpeted, two windows to front aspect, feature brick fireplace, two radiator

Kitchen

23' 02" x 13' 02" (7.06m x 4.01m) Tiled floor, range of base and wall cabinets, American style fridge freezer, washing machine, dishwasher, worktops, inset steel sink with mixer tap over, inset spotlights, induction hob with extractor over, electric over and combi grill, window to rear aspect, door leading to rear courtyard

First Floor Landing

Carpeted, radiator, storage cupboard, stairs to second floor, window to rear aspect

Family Bathroom

9' 03" x 7' 11" (2.82m x 2.41m) Tiled flooring with half surround wall tiles, panelled bath with shower attachment, low level flush w/c, hand basin, towel radiator, window to rear aspect

Bedroom Two

12' 06" x 12' 06" (3.81m x 3.81m) Carpeted, radiator, window to front aspect

Bedroom Three

10' 08" x 8' 10" (3.25m x 2.69m) Carpeted, radiator, window to front aspect

Second Floor Landing

Carpeted, exposed wooden beams, window to rear aspect, door leading to

Master Bedroom

16' 02" x 16' 05" (4.93m x 5.00m) Carpeted, radiator, window to rear aspect, door leading to

En-Suite

9' 02" x 6' 07" (2.79m x 2.01m) Laminate flooring, half tiled wall surround, panelled bath with shower over, low level flush w/c, hand basin, towel radiator

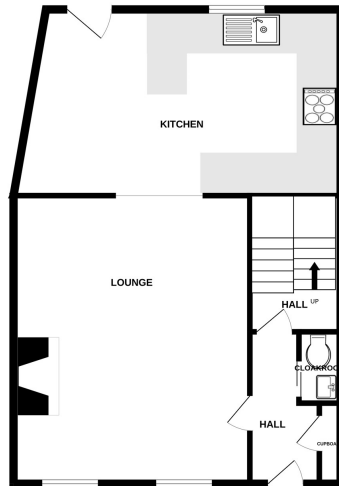
External

A rear courtyard is access off the kitchen, brick surround with side access

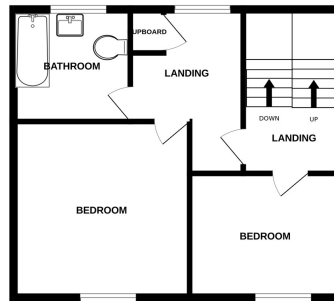
Council Tax - C



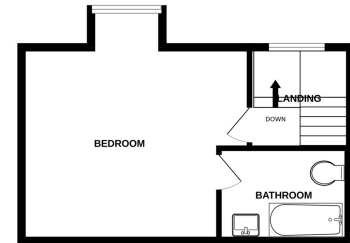
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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