



NEWSON & BUCK

ESTATE AGENTS

7b King Street
King's Lynn
Norfolk
PE30 1ET

£375,000

GUIDE PRICE £375,000 - £400,000 Welcome to 7b King Street — a beautifully presented Grade II Listed home believed to date back to the early 1500s. Tucked away just off King Street in the historic town of King's Lynn, this impressive property has been thoughtfully and sympathetically renovated to combine period charm with stylish modern living. The accommodation is arranged over two floors and centres around a spacious open-plan living, kitchen and dining area, creating a bright and sociable space ideal for both everyday living and entertaining as well as a downstairs study/bedroom with ensuite.

Character features have been carefully preserved to reflect the home's rich heritage, while contemporary finishes provide comfort and practicality for modern lifestyles. Upstairs, the property offers three well-proportioned bedrooms, one of which benefits from their own ensuite bathroom, providing flexible and comfortable accommodation for families or guests. A further family bathroom serves the remaining bedrooms. Externally, the property enjoys parking which could be used for a courtyard, offering a pleasant spot for outdoor dining or relaxing. Situated in the heart of King's Lynn, a town known

- GRADE II LISTED CHARACTER PROPERTY
- MODERN FINISHES THROUGHOUT
- POTENTIAL TO BE SOLD FULLY FURNISHED
- HOLIDAY LET POTENTIAL
- FOUR BEDROOMS
- OPEN PLAN KITCHEN/LOUNGE/DINER
- FAMILY BATHROOM
- TOWN CENTRE LOCATION
- PARKING
- GUIDE PRICE £375,000 - £400,000



Kitchen/Living/Dining

23' 01" x 14' 08" (7.04m x 4.47m) Entrance door, French Chateau Limestone flooring, range of base cabinets with wooden worktops over, ceramic sink with mixer tap over, integrated oven with induction hob above, extractor, two vertical radiators, window to rear aspect, two windows to front aspect, inset spotlighting, space for freestanding Fridge/freezer, space for under counter Washing machine, range cooker, stairs to first floor, storage cupboard

Downstairs W/C

3' 06" x 5' 09" (1.07m x 1.75m) French Chateau Limestone flooring, towel radiator, low level flush w/c, hand basin

Bedroom Four/Study

9' 01" x 9' 05" (2.77m x 2.87m) French Chateau Limestone flooring, window to front aspect, radiator, door leading to

En-Suite

6' 08" x 5' 04" (2.03m x 1.63m) Porcelain tiled flooring and surround, walk in shower cubicle with rainfall shower over, separate shower attachment, towel radiator, hand basin, low level flush w/c.

Landing

Carpeted, window to rear aspect, doors leading to

Bedroom

10' 7" x 11' 03" (3.23m x 3.43m) Carpeted, window to rear aspect, radiator, door leading to

En-Suite

10' 07" x 3' 09" (3.23m x 1.14m) Porcelain tiled flooring and surround, walk in shower cubicle with rainfall shower over, separate shower attachment, towel radiator, hand basin, low level flush w/c, window to front aspect

Bedroom

11' 07" x 8' 00" (3.53m x 2.44m) Carpeted, radiator, window to rear aspect

Bedroom

15' 07" x 7' 08" (4.75m x 2.34m) Carpeted, radiator,
window to side aspect

Bathroom

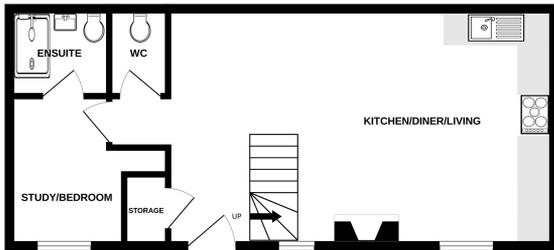
4' 08" x 9' 09" (1.42m x 2.97m) Porcelain tiled flooring
and surround, panelled bath with rainfall shower over,
separate shower attachment, towel radiator, hand basin,
low level flush w/c

External

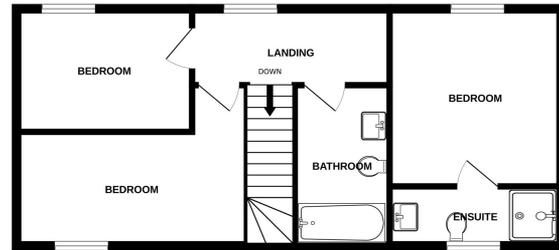
Parking for the property is in front of the dwelling and
provides space for 2 cars



GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 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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