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estate agents

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DIRECTIONS

From our Kings Lynn office proceed out along the A148 signposted Cromer. Turn right onto Gayton Road and proceed along for 4½ miles. At the roundabout take the 2nd exit onto B1145. Continue to the village of Gayton onto Lynn Road where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



4 Blacksmiths Row Gayton King's Lynn Norfolk PE32 1QL

BEAUTIFULLY PRESENTED BRICK & FLINT TWO BEDROOM CHARACTER COTTAGE WITH CAR PORT

Gayton

Guide Price £165,000 Freehold

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sales@brittons.net





LOUNGE 17'11 x 13'2 (5.46m x 4.01m)
 Wooden floor. Storage cupboard. Feature fireplace with wood burner. Exposed ceiling beams. Window to side aspect.

DINING ROOM 11'8 x 11'2 (3.56m x 3.40m)
 Wooden floor. Window to side aspect.

KITCHEN 14'2 x 5'11 (4.32m x 1.80m)
 Range of wall and base units with worktops over. Integrated washing machine. Butler sink with mixer tap over. Built-in oven and electric hob with extractor over. Space for fridge/freezer. Storage cupboard. Tiled floor. Radiator. Window to front aspect. Stable entrance door.

DOWNSTAIRS BATHROOM 8'2 x 5'6 (2.49m x 1.68m)
 Shower corner enclosure, bath, wash hand basin and w.c. Heated towel rail. Window to side aspect.

LANDING/STUDY AREA
 Wooden floor. Radiator. Window to front aspect.

BEDROOM 1 13'8 x 10'3 (4.17m x 3.12m)
 Wooden floor. Built-in wardrobe. Radiator. Windows to front and rear aspects.

BEDROOM 2 7'7 x 6'6 (2.31m x 1.98m)
 Wooden floor. Built-in storage cupboard. Radiator. Window to rear aspect.

CARPURT
 Gravel driveway (owned by neighbour with vehicular and pedestrian access to the benefit to No.4) leading to Carport with log store.

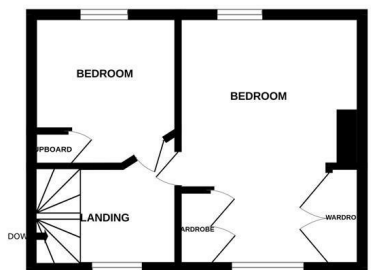
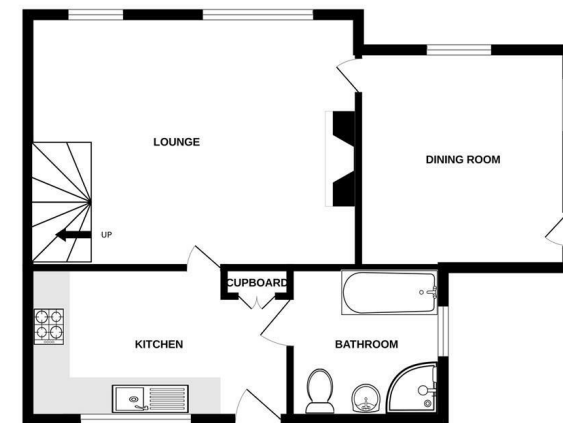
REAR GARDEN
 Mainly laid to lawn with flower beds, shrubs and patio area.

****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £165,000**** We are delighted to offer this beautifully presented two bedroom brick and flint character cottage with carport in the delightful village of Gayton. This village is close proximity to the Royal Sandringham Estate, and the beautiful Norfolk Coastal beaches, towns and villages. The property benefits from oil fired central heating and uPVC double glazing. The accommodation is arranged over two floors comprising lounge, dining room, kitchen and bathroom on the ground floor with two bedrooms and landing/study area on the first floor. The garden with carport is accessed via a vehicular and pedestrian right of way over a gravel driveway which belongs to the neighbouring property. The garden is mainly laid to lawn with flower beds, shrubs with patio area and log store.



GROUND FLOOR

1ST 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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