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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 and turn right onto Winch Road, left onto Back Street, left onto Birch Road then left onto Hawthorn Road where the property can be found on the right hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		53	
(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.



10 Hawthorn Road Gayton King's Lynn, Norfolk PE32 1UW

**TWO BEDROOM DETACHED EXTENDED BUNGALOW WITH GARAGE  
AND PARKING WITH NO UPWARD CHAIN**

**Gayton**

**£280,000 Freehold**

**01553 692828**  
**[sales@brittons.net](mailto:sales@brittons.net)**







- ENTRANCE PORCH**

13'2 x 4'3 (4.01m x 1.30m )

Fitted carpet, leading to kitchen, two bedrooms, lounge and shower room. Fitted storage cupboard and loft access.
- LOUNGE**

14'1 x 11'9 (4.29m x 3.58m )

Fitted carpet, feature fireplace designed for electric fire. Two double radiators and two light tubes. Leading to the living / dining area.
- LIVING / DINING AREA**

20'8 x 12'1 (6.30m x 3.68m )

Vinyl flooring, vaulted ceiling, windows and French door leading to rear aspect, two skylights, uplighters, two double radiators. Lovely bright room ideal for entertaining.
- KITCHEN**

14'1 x 8'1 (4.29m x 2.46m )

Range of wall, base and drawer units with worktop over. Integrated electric hob, eye level oven and grill and extractor hood. Space for washing machine. Worcester oil boiler. Storage cupboard. Vinyl flooring. Window to side aspect and a double radiator.
- BEDROOM ONE**

11'4 x 11'0 (3.45m x 3.35m )

Fitted carpets, fitted wardrobes. side drawers and dressing table. Bay window to front aspect and a double radiator.
- BEDROOM TWO**

11'1 max x 9'6 (3.38m max x 2.90m )

Fitted carpet, fitted wardrobes, drawers and over head storage cupboards. Window to front aspect. Double radiator.
- SHOWER ROOM**

7'4 x 6'3 (2.24m x 1.91m)

Three piece suite comprising of hand wash basin set with vanity unit with mixer tap over, W.C, and walk in thermostatic shower with glass surround and a rainfall shower head and a hand held attachment. Selection of fitted storage cupboards with mirrored unit above. Tiled floor. Obscured window to the side aspect. Double radiator.
- FRONT GARDEN**

Mainly laid to decorative patio with a selection of flower beds and a raised bed with a variety of mature plants and shrubs. Also space for parking multiple vehicles.
- REAR GARDEN**

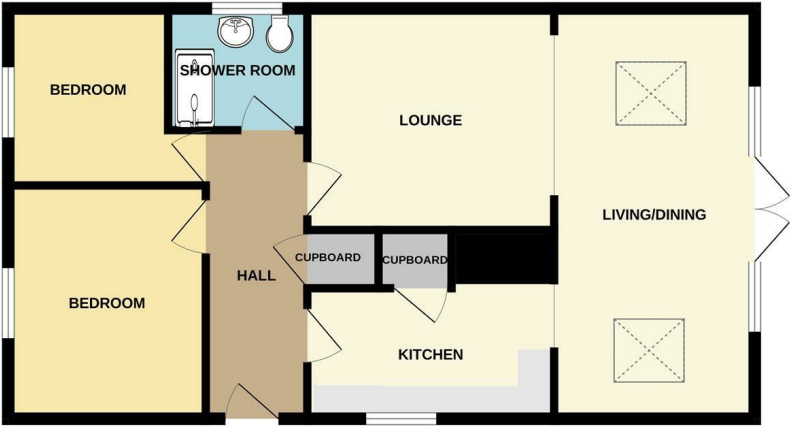
Low maintenance decorative patio with raised flower beds offering a selection of plants and shrubs. Summer house, garden shed and access to driveway. Fully enclosed.
- GARAGE**

Single garage with electric up and over door and personal door to the side.

Welcome to this charming detached bungalow located on Hawthorn Road in Gayton, King's Lynn. This delightful property consists of a lounge, living dining area, a modern kitchen, a bright shower room, and two cosy bedrooms. This bungalow offers comfortable living spaces for you to enjoy. One of the standout features of this property is the bright and spacious extended living and dining area with vaulted ceilings, providing ample space for all your furniture and entertainment plans. The modern kitchen is ideal for whipping up delicious meals, while the skimmed ceilings throughout add a touch of elegance to the home. Outside, you'll find low maintenance gardens where you can unwind and soak up the sunshine, or relax in the shade with the attached sun canopy. With parking available for multiple vehicles, you'll never have to worry about finding a spot for your car. Located in a tranquil neighbourhood, this property offers a peaceful retreat away from the hustle and bustle of city life. And the best part? There's no upward chain, making the buying process smooth and hassle-free. Don't miss out on the opportunity to make this lovely bungalow your new home. Contact us today to arrange a viewing and start envisioning the wonderful possibilities this property has to offer.

**\*NO UPWARD CHAIN\***

GROUND 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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