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DIRECTIONS

Proceed out of Kings Lynn heading along Gayton Road towards the Queen Elizabeth Hospital (A1076). At the roundabout take the 2nd exit onto Gayton Road (B1145) continue along into Bawsey 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		86
(81-91) B		
(69-80) C		
(55-68) D	55	
(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.



2 Brick Cottages Bawsey King's Lynn, Norfolk PE32 1ER

**BEAUTIFULLY PRESENTED TWO BEDROOM SEMI DETACHED CHALET WITH DRIVEWAY.
NO UPWARD CHAIN**

Bawsey

£260,000 Freehold

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- ENTRANCE PORCH

Oak flooring

5'3" x 4'9" (1.60 x 1.45)
- BATHROOM

Three piece suite comprising of a hand wash basin with mixer tap over, set within a vanity unit, W.C and bath with mixer tap over and handheld shower attachment, thermostatic shower over bath, with glass shower screen and tiled splash back. Heated towel rail. Oak flooring.

8'8" x 7'2" (2.64 x 2.18)
- LOUNGE

Oak flooring, fireplace with decorative oak surround and mantle piece. Double radiator. Window to side aspect. Storage cupboard. Opening into dining area.

21'0" x 12'6" (6.40 x 3.81)
- DINING AREA

Oak flooring, window to front aspect. Double radiator.

9'11" x 9'11" (3.02m x 3.02m)
- KITCHEN

Range of base, wall and drawer units with worktop over. Stainless steel sink with drainer and mixer tap over. Space for dishwasher. Integrated hob and oven. Heated towel rail and Oak flooring.

12'1" x 11'10" (3.68 x 3.61)
- UTILITY

Vinyl flooring, plumbing for washing machine, wall mounted boiler, space for fridge freezer and double doors leading to front of property. Double radiator.

8'9" x 4'1" (2.67 x 1.24)
- BEDROOM 1

Fitted carpet, storage into the eaves, window to front aspect.

13'1" into eaves x 11'7" (3.99 into eaves x 3.53)
- BEDROOM 2

Oak flooring, window to front aspect and a double radiator.

10'7" x 10'0" (3.23 x 3.05)
- FRONT GARDEN

Gravel driveway providing parking for multiple cars.
- REAR GARDEN

Mainly laid to lawn with a decking area, covered pergola, workshop, timber shed and summerhouse.



This wonderful semi-detached chalet presents a rare opportunity to acquire a unique property in a peaceful location. Recently refurbished, the home is well presented and offers a delightful blend of modern comfort and traditional charm. Upon entering, you will find a cottage style kitchen leading into a spacious lounge diner, perfect for both relaxation and entertaining. The generous living space is filled with natural light, creating an inviting atmosphere for family gatherings or quiet evenings at home. The property boasts two well-proportioned bedrooms, providing ample space for a family or guests. The bathroom is thoughtfully designed, ensuring convenience and comfort for all residents. Outside, the tranquil gardens offer a fabulous retreat, ideal for enjoying the fresh air or tending to your plants. Additionally, the property includes parking for multiple vehicles, adding to the convenience of this lovely home. This chalet is a truly unique find, rarely available in such a desirable area. Whether you are looking for a family home or a peaceful retreat, this property is sure to impress. Do not miss the chance to make this delightful residence your own.



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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