

**LANDLES**



**12 Eastfields Close | Gaywood | King's Lynn**



**The detached 3 bedroom bungalow situated on a larger than average corner plot at the end of a quiet cul-de-sac in Gaywood.**  
*Most convenient location for access to town and local facilities.*

**Purchase Price £350,000**

Folio: E/203ts



- Entrance Hall
- Living Room
- Kitchen
- Conservatory
- 3 Bedrooms



- Bathroom & Sep WC
- Large, Private West Facing Garden
- Garage
- Gas Rad CH & DG
- End of Cul-De-Sac Position

**12 Eastfields Close** is a detached 3 bedroom bungalow sited on a larger than average corner plot with favourable, bright East West aspects. Situated at the end of a quiet cul-de-sac, this location is most convenient for access to all local amenities including supermarkets, doctors surgery, pharmacy, library and Lynnsport, all of which are within a short walking distance. The bungalow benefits from gas fired radiator central heating, double glazing throughout, a recently fitted modern kitchen and additional conservatory. The rear garden is a particular feature being delightfully private and is low maintenance having been laid mostly to lawn with a paved patio area and timber built canopy off the conservatory. **King's Lynn** is a historic market town, once part of the Hanseatic League, in West Norfolk. The town provides residents with various shopping facilities, both in the town and on the Hardwick Retail Park, transport links with mainline train station with line to London Kings Cross via Ely & Cambridge and A47 trunk road to the nearby cities of Norwich & Peterborough. The renowned North Norfolk coastline is also within close proximity, as is the Royal Sandringham Estate.

#### Entrance Hall

With double glazed front entrance door, storage cupboard with shelving, radiator and room thermostat for CH.

#### Living Room

18' 8" x 13' 7" (5.69m x 4.14m)

With double doors to the conservatory, television aerial point and radiator.

#### Conservatory

16' 2" x 11' 2" (4.93m x 3.4m)

With polycarbonate roof, double glazing, tiled floor and radiator.

#### Kitchen

12' 8" x 11' 3" (3.86m x 3.43m)

With fitted wall & base units, fitted worktops, electric oven, 4 ring gas hob with extractor above and stainless steel splashback, 1 & ½ bowl stainless steel sink with drainer & monobloc tap, integrated fridge/freezer, point & space for a washing machine, point & space for a dishwasher, airing cupboard housing the hot water cylinder & immersion, airing cupboard housing the wall mounted gas boiler, ceiling spotlights and UPVC double glazed external side door.

#### Bedroom 1

13' 6" x 10' 9" (4.11m x 3.28m)

With fitted wardrobes and radiator.

#### Bedroom 2

10' 9" x 9' 9" (3.28m x 2.97m)

With radiator.

#### Bedroom 3

9' 11" x 7' 1" (3.02m x 2.16m)

With storage cupboard and radiator.

#### Bathroom

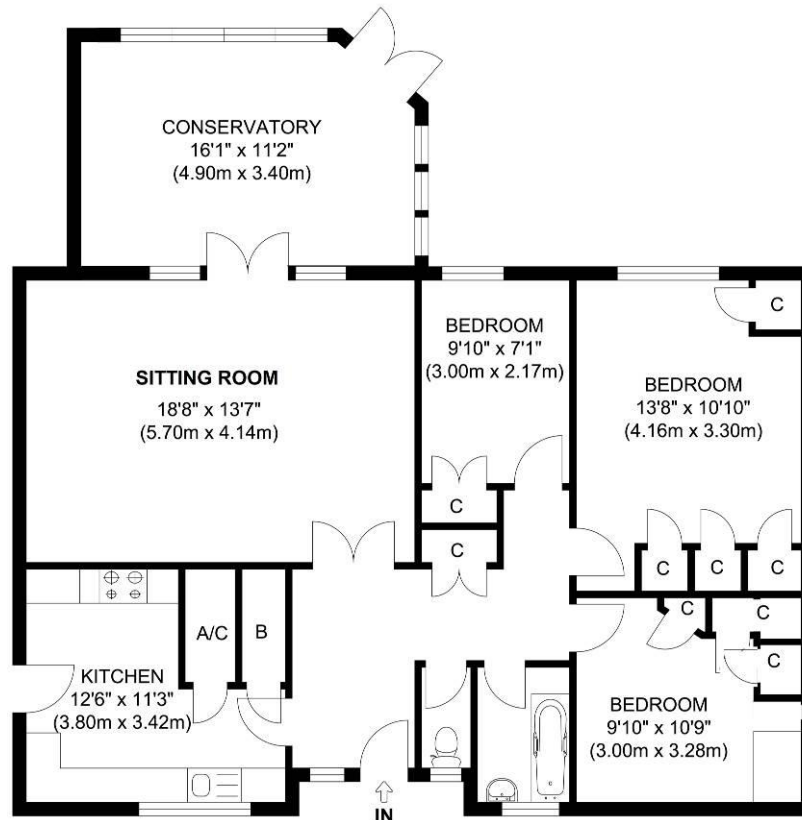
With pedestal hand basin, panelled bath with thermostatic shower above and glazed screen, tiled walls, tiled floor and ladder radiator.

#### Separate WC

With low level WC, tiled walls, tiled floor and radiator.

#### Outside

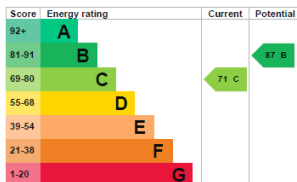
The property sits at the end of Eastfields Close, a quiet cul-de-sac, and benefits from a concrete driveway providing ample off road parking for a couple of vehicles and access to the detached **Garage 21' 4" x 9' 1" (6.5m x 2.77m)** with up & over door, power and personal side door. Being on a corner plot and enjoying a West facing aspect, the rear garden is generous and extends round the side of the bungalow. There is a paved patio off the conservatory with timber gazebo and the remainder of the garden being laid to lawn for ease of maintenance. There is also the addition of a summerhouse which has been recently constructed by the Vendors in a location to make the most of the evening summer sun.



TOTAL APPROX FLOOR AREA OF HOUSE 102.26 SQ.FT. (1100.71 SQ. M.)

### 12 Eastfields Close Gaywood King's Lynn PE30 4HQ

Illustration for identification purposes only, measurements are approximate, not to scale.



**Energy Performance Certificate (EPC)** The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

**Services** All mains services are understood to be available. These services and related appliances have not been tested.

**Council Tax** Enquiries indicate the property is assessed at Council Tax Band "C" with a current annual charge of £1,945.69, 2023/2024.

**Tenure** Freehold. Vacant possession upon completion.

**Viewing** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**OFFER REFERENCING:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT:** ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

# LANDLES

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