

# LANDLES



## Frenesi | Field End Close | Gaywood | King's Lynn

### ***GAYWOOD – CONVENIENT FOR ALL AMENITIES***

**The detached 3 bedroom house situated on a cul-de-sac within close proximity of local primary and secondary schools.**

**Offered to the market for the first time since new with**

***NO ONWARD CHAIN***

**Purchase Price £270,000**

Folio: F/240ss







- Entrance Hall
- 23' Living Room / Diner
- Kitchen
- Stairs to First Floor Landing
- 3 Bedrooms



- Bathroom
- South Facing Rear Garden
- Off Street Parking & Garage
- Most Convenient for Schools & QEH
- No Onward Chain

**Gaywood** is a popular location with Field End Close and the Newlyn area being particularly sought after for its easy access to a wide variety of local amenities. These include primary and secondary schools, the catholic church, shopping facilities, surgery and the Queen Elizabeth Hospital, all within walking distance. Further amenities can be found both in **King's Lynn** town centre, around 1½ miles away, and on the Hardwick Retail Park with a range of national retailers. There are good transport links with regular bus services in & out of the area, A47 trunk road to Norwich & Peterborough, A10 to Ely & Cambridge along with the major advantage of a mainline railway direct to London Kings Cross. Considered an ideal location for families, the North Norfolk coastline is within easy reach, as is the Royal Sandringham Estate.

Understood to have been in the same ownership since new in the late 1970's, **Frenesi** is a maintained 3 bedroom detached residence. Situated amongst similar style dwellings and now providing opportunity for a new owner to modernise to their own specification, the house benefits from double glazing throughout, gas central heating and a low maintenance, private South facing rear garden. There is ample parking on the gravel driveway along with an attached single garage. The internal accommodation comprises;

#### Entrance Hall

With UPVC front entrance door with glazed side panel, radiator and under stairs cupboard.

#### Living Room / Diner

23' 2" x 11' 6" (7.06m x 3.51m) (max)

Dual aspect, fireplace with decorative surround, hearth & mantle piece, back boiler with timer, 2 radiators, room thermostat and television aerial point.

#### Kitchen

11' 3" x 8' 3" (3.43m x 2.51m)

With fitted wall & base units, fitted worktops, stainless steel sink with drainer, point & space for a freestanding cooker, point & space for a washing machine, tiled surrounds, vinyl flooring, radiator and UPVC door to driveway.

#### Stairs to First Floor Landing

With airing cupboard housing hot water cylinder with shelving and hatch to loft space.

#### Bedroom 1

11' x 11' (3.35m x 3.35m)

With radiator.

#### Bedroom 2

11' 10" x 10' (3.61m x 3.05m)

With radiator.

#### Bedroom 3

8' 5" x 7' 5" (2.57m x 2.26m)

With radiator and cupboard built above stair bulkhead.

#### Bathroom

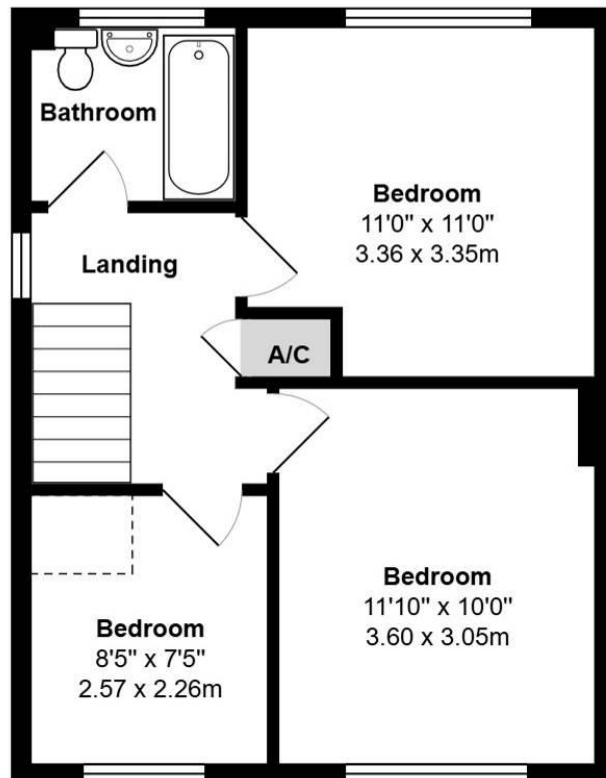
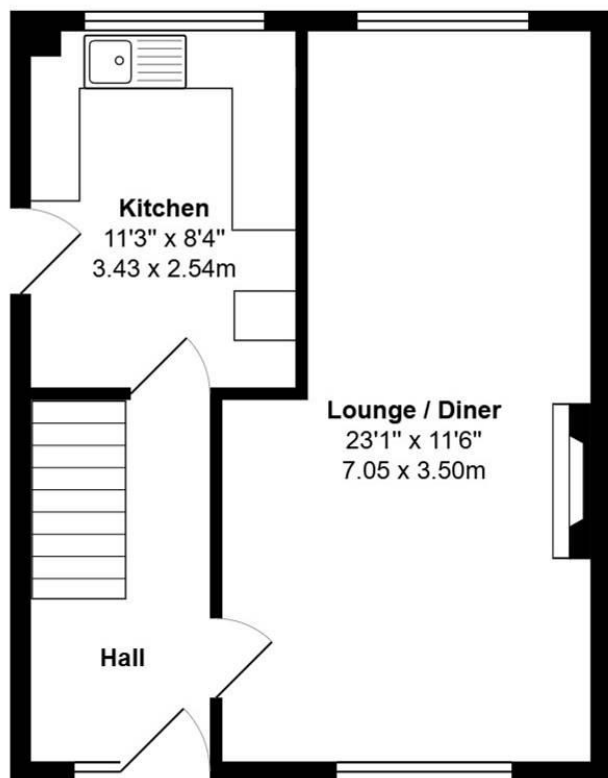
6' 5" x 5' 5" (1.96m x 1.65m)

With low level WC, pedestal hand basin, panelled bath with electric shower over and folding glazed screen, tiled surrounds and radiator.

#### Outside

The property benefits from a low maintenance front garden area laid to lawn. There is good sized gravel driveway extending down the side of the property which affords off street parking for several vehicles and access to the **Garage** 16' x 9' 4" (4.88m x 2.84m) with up & over door and personnel door. The rear garden boasts a favourable South facing rear aspect with areas of lawn, gravel and paved patio.

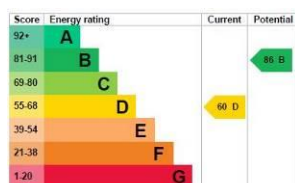




## Frenesi, Field End Close, Gaywood, King's Lynn, Norfolk PE30 4AZ

Total Area Appox: 817 ft<sup>2</sup> ... 75.9 m<sup>2</sup>

All measurements are approximate and for display purposes only



**Title:** We are advised that the property title is not currently registered at Land Registry. Our Clients / Clients legal advisors are in possession of Title Deeds.

**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 £2,039.41, 2025/2026.

**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.

**PRS** Property Redress Scheme

**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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Blackfriars Chambers, Blackfriars Street  
King's Lynn PE30 1NY

**t: 01553 772816**

**e: [info@landles.co.uk](mailto:info@landles.co.uk)**

**w: [www.landles.co.uk](http://www.landles.co.uk)**