



**52 Gayton Road | King's Lynn | Norfolk**



**The 5 Bedroom Family Residence occupying mature plot in desirable location on the Eastern edge of King's Lynn.**  
*Well proportioned accommodation offering much potential for a new owner to update to their specification.*

**Superb, private South facing rear garden – c. 0.37 acre stms**

**No Onward Chain -**

**GAYTON ROAD - MOST CONVENIENT FOR QEH - LOCAL SCHOOLS - SHOPS**

**Purchase Price £525,000**

Folio: G/433ts











- Entrance Porch & Hallway
- Dual Aspect Living Room / Diner
- Breakfast Kitchen
- Conservatory
- Side Porch / Utility Area
- First Floor Landing



- 5 Bedrooms & Family Bathroom
- Attached Garage & Store Rooms
- Excellent Size Plot with South Facing Garden
- Much Potential – No Onward Chain

**Gayton Road** is a mature, sought after location comprising of individual, detached residences on the Eastern edge of King's Lynn. Popular for its convenience, local primary & secondary schools, Queen Elizabeth Hospital, doctors surgery with chemist and shopping amenities in Gaywood are all within a short walking distance with regular bus services passing through into King's Lynn town centre, around a 5-10 minute drive. **52 Gayton Road** is a generously proportioned detached residence set well back and screened from the road with super, well-stocked gardens. Having been in the same ownership for many years, the property comes to the market now presenting an excellent opportunity for a new owner to update to suit their own requirements. Of traditional brick & block construction with pantiled roofs, the living accommodation extends to c. 2,000 sqft and affords 5 bedrooms, a bright living room with bow window overlooking the garden, conservatory and 19' breakfast kitchen with fitted units. There is ample storage available in the attached garage and 2 store rooms along with a timber cabin in the garden which has power connected. The gardens are a particular feature of the property with the rear being delightfully private and of a South facing aspect. Both are well stocked with a variety of mature planting, paved patio areas ideal for entertaining and to the front a gravel driveway affording off street parking. **King's Lynn**, well known for its two impressive market squares and iconic customs house, is an historic market town in West Norfolk. The town provides residents with access to a range of amenities in the town centre with a further range of national retailers, including large supermarkets, on the nearby Hardwick Retail Park positioned on the Southern edge of Lynn. There are good transport links provided with frequent bus services, mainline railway to London Kings Cross via Ely & Cambridge and A47 trunk road to the nearby cities of Norwich & Peterborough, both accessible within around 1 hour.

#### **Entrance Porch 8' 2" x 6' 9" (2.49m x 2.06m)**

With UPVC & double glazed entrance door, tiled floor & skirting and radiator with thermostat.

#### **WC**

With low level WC, hand basin with mixer tap and shelving underneath, extractor, radiator with thermostat and water softener unit.

#### **Entrance Hall 20' 6" x 7' 7" (6.25m x 2.31m) (max)**

With stairs to first floor landing, storage cupboard, understairs cupboard, alcove with shelving, BT telephone point, radiator with thermostat and room thermostat for central heating system.

#### **Living Room 28' 7" x 20' (8.71m x 6.1m) (max – L-shaped room)**

Dual aspect with bow window overlooking rear garden, sliding doors to the conservatory, brick fireplace with gas fire, tiled hearth & wooden mantle, feature beam, 4 radiators with thermostats and points for wall lights.

#### **Conservatory 12' x 11' 2" (3.66m x 3.4m) (max)**

UPVC construction with double glazing, polycarbonate roof, roof light window, tiled floor and door to garden.

#### **Breakfast Kitchen 19' 10" x 12' 6" (6.05m x 3.81m) (max)**

Triple aspect with fitted wall & base units, fitted worktops, 1 & ½ bowl sink with drainer & monobloc tap, space for an electric range cooker with extractor above, integrated dishwasher, tiled floor & skirting, wine rack, ceiling spotlights and bow window overlooking the garden.

#### **Side Porch / Utility Area 8' 8" x 5' 6" (2.64m x 1.68m)**

With double glazed door to garden, tiled floor, larder cupboard and plumbing for a washing machine.

#### **Stairs to First Floor Landing 9' x 7' 6" (2.74m x 2.29m)**

With hatch to loft space and airing cupboard housing 'Glow Worm' wall mounted gas boiler.

#### **Inner Landing 11' 2" x 7' 7" (3.4m x 2.31m)**

With fitted cupboards and radiator.

#### **Bedroom 1 12' 7" x 11' 5" (3.84m x 3.48m) (max)**

Dual aspect with fitted cupboards.

#### **Bedroom 2 12' 1" x 10' 11" (3.68m x 3.33m)**

Radiator with thermostat.

#### **Bedroom 3 12' x 8' 9" (3.66m x 2.67m)**

#### **Bedroom 4 11' 11" x 8' 9" (3.63m x 2.67m) (max)**

Radiator with thermostat.

#### **Bedroom 5 8' 10" x 8' 2" (2.69m x 2.49m)**

Dual aspect.

#### **Bathroom 8' 6" x 7' 9" (2.59m x 2.36m)**

With low level WC, vanity basin unit with cupboard underneath, panelled bath with mixer tap and handheld extension, bidet, shower cubicle with thermostatic shower & glazed door, tiled walls, vinyl flooring, extractor, towel radiator and points for wall lights.

#### **Store Room 14' 10" x 8' 7" (4.52m x 2.62m)**

#### **Second Store Room**

#### **Garage 20' 4" x 9' (6.2m x 2.74m)**

With up & over door to front and personnel door to rear.

**Outside** The front of the property is entered via a gravel driveway which extends to the front porch and affords off street parking along with access to the attached garage. There is a garden area laid to lawn with borders containing mature planting. The rear garden is beautifully maintained with mature planting, mostly consisting of trees and bushes with central lawn area. There is a large brick weave patio with timber cabin and paved patio off the conservatory, both ideal for entertaining. Beyond the hedging there is a further area of garden which would be ideal as an allotment area or further extension of the current formal garden.













### 52, Gayton Road, King's Lynn, Norfolk PE30 4EL

Total Area Approx: 1996 ft<sup>2</sup> ... 185.4 m<sup>2</sup> (excluding store, garage)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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 "F" with a current annual charge of £3,314.04, 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.



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