



THE STORY OF

47 Gayton Road

Grimston, Norfolk

SOWERBYS



S 47 Gayton Road

Grimston, Norfolk
PE32 1BG

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- Perfect New Home in a Design Location
- Three Generous Bedrooms with Principal En-Suite
- Spacious Sitting Room
- Open Plan Kitchen/Dining Room
- Fitted Carpets, Oak Doors and Staircase
- Field and Church Tower Views
- Air Source Heating
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The perfect new home and just in time for Christmas. This generous three-bedroom property perfectly combines modern comfort whilst retaining charm and character, creating a wonderful permanent home or a weekend retreat. The attention to detail can be enjoyed throughout with quality fixtures and fittings.

Centrally located in a desirable West Norfolk village, every aspect of 47 Gayton Road has been meticulously considered, benefiting from quality flooring throughout, stylish light fittings, a wood burner and integral appliances - this truly is a 'turn key' property.

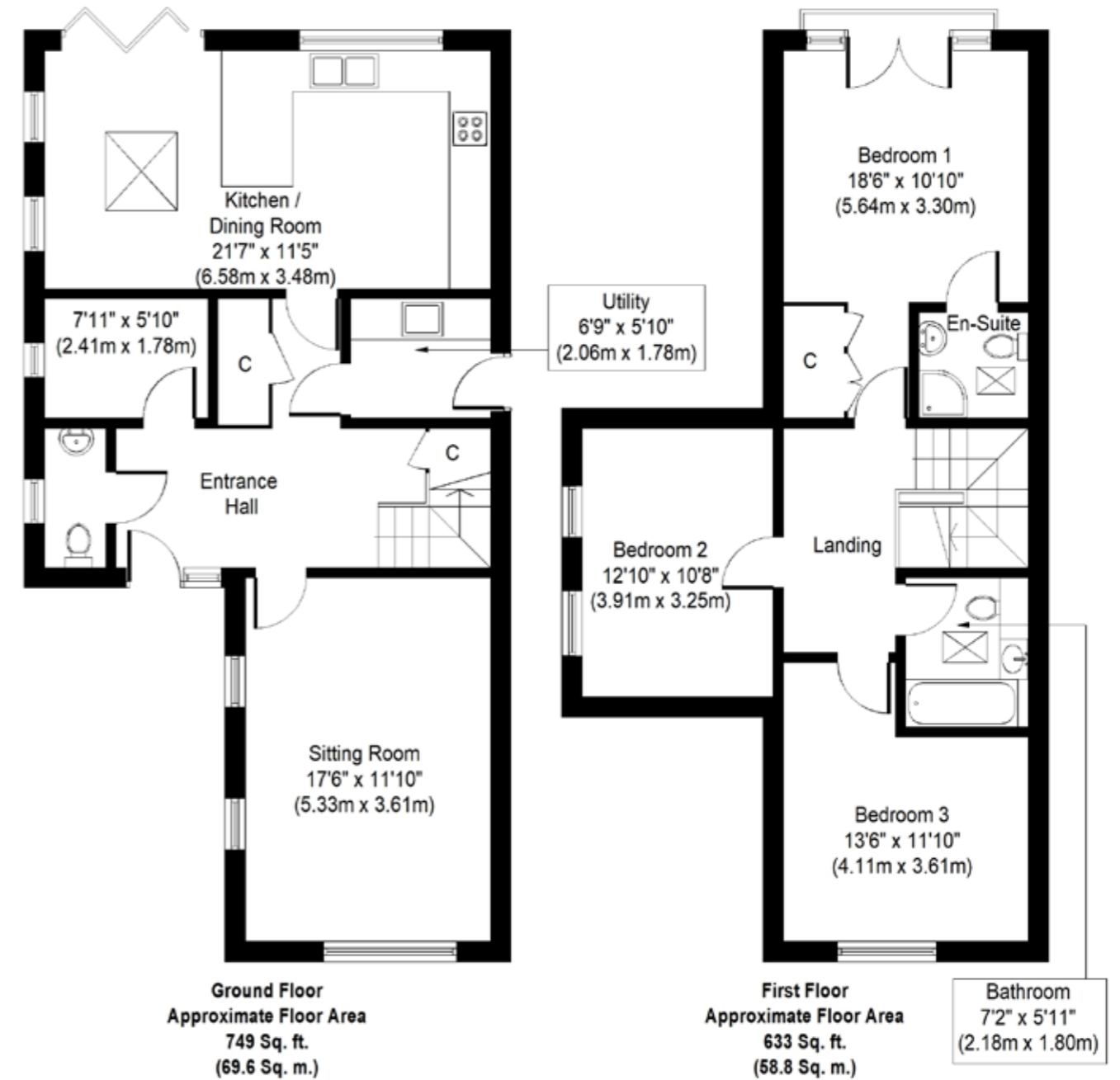
An attractive new build which summons you from the outset, boasting a brick, flint, and render exterior denoting to a quintessential Norfolk cottage.

The generous reception hallway welcomes you, providing access to all areas to the ground floor. A modern yet characterful open plan kitchen/dining room offers a bright space for entertaining, this room is flooded with natural light from the sophisticated roof lantern. In summer months one can open the bi-fold doors almost inviting the private garden in.

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Ascending the oak staircase to the first floor, a spacious landing allows access to three well-proportioned double bedrooms, all neutrally decorated and fully carpeted. The principal bedroom, with en-suite shower room and Juliet balcony, has splendid field views. The separate family bathroom offers its own charming views of the nearby church tower, through its Velux windows, and is not to be missed.

Outside a fully enclosed, landscaped garden has the perfect patio area for entertaining out from the kitchen. There is also gated access to the front of the property on a brick weave path to a gravel driveway, which provides parking for two vehicles.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



Grimston

IN NORFOLK
IS THE PLACE TO CALL HOME



If you're looking for somewhere to settle down and enjoy the Norfolk way of life, then the quaint, rural village of Grimston is certainly a place to consider.

adults team play in the Mid-Norfolk Sunday Cricket League and there are several youth teams too.

On the outskirts of the village is the popular Three Horse Shoes Pub and Congham Hall, a beautiful hotel with a lavish restaurant and a spa.

The famous Royal Sandringham Estate is just over 5 miles away, where the village Greenfingers Group take part in the annual Sandringham Flower Show and so far have achieved 10 gold medals.

The nearby historic market town of King's Lynn is 8 miles away with a plethora of shops, entertainment activities and eateries. There is also a direct rail line into London King's Cross Station, which goes via Cambridge, for those needing to commute.

Tranquil rural living, with the convenience of a nearby bustling town with excellent travel links, Grimston is a wonderful place to call home.

The Grade I Listed Church of St Botolph has late Saxon / early Norman origins and was largely extended in the 14th and 15th centuries and hosts regular services throughout the year.

The village offers amenities such as the Grimston Medical Centre, a shop with a post office and a local pub, The Old Bell. For those looking to get creative, there's also the Crafty Corner Shop, which offers workshops and classes, and Norfolk Creative Arts, an art school for a variety of levels, is located opposite the church and hosts exhibitions throughout the year.

Grimston Cricket Club is a community focused club dating back over 100 years. The



Note from the Vendor



“With its versatile space, this home could be the perfect countryside retreat.”

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SERVICES CONNECTED

Services to be confirmed. Air source heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

B. Ref:- 2037-3232-6309-0258-3296

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///jolt.risky.fury

AGENT'S NOTE

Some pictures have been virtually staged with computer generated imagery.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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