









welcome to

Gaywood Road, King's Lynn

Superb semi detached family home located in a prime location within walking distance to local amenities and schools. Viewing is highly recommended to appreciate all this property has to offer.













Entrance Door To:-

Entrance Hall

Stairs to first floor, storage cupboard, pattern tiled floor, radiator, double glazed window

Lounge

12' 5" x 12' 4" (3.78m x 3.76m)

Two double glazed windows, wooden flooring, beautiful ornate fireplace, radiator

Dining Room

12' 6" x 11' (3.81m x 3.35m) Double glazed window, radiator

Kitchen/ Family Room

25' 4" x 16' 4" (7.72m x 4.98m)

Range of base and wall units, granite work top, inset Butler sink with mixer tap over, space for washing machine and slimline dishwasher, range cooker and fridge freezer, central island with granite work top, three double glazed windows, double glazed Tri-fold doors to rear, inset spotlights, multi fuel burner

Cloakroom

Low level WC, wash hand basin, wall mounted gas boiler

First Floor Landing

Radiator, access to boarded loft

Bedroom One

13' x 12' 9" (3.96m x 3.89m)

Two double glazed windows, radiator, oak flooring

Bedroom Two

12' 11" x 11' 5" (3.94m x 3.48m)

Double glazed window, exposed timber flooring. radiator

Bedroom Three

9' 8" x 8' 11" (2.95m x 2.72m)

Double glazed window, radiator, pattern tiled flooring

Bathroom

12' 10" x 5' 11" (3.91m x 1.80m)

Corner shower cubicle, ball and claw bath with central mixer tap, WC, wash hand basin, radiator, pattern tiled floor, double glazed window

Annexe

Entrance Door To:-

Entrance Hall

Shower Room

6' 5" x 5' 7" (1.96m x 1.70m)

Shower cubicle, low level WC, wash hand basin, pattern tiled floor, heated towel rail

Open Plan Kitchen/ Lounge

17¹ 11" x 9' 1" (5.46m x 2.77m)

Lounge area has double glazed window, kitchen has a range of base units, stainless steel sink with mixer tap over, built-in oven, electric hob, extractor over, space for fridge freezer, electric wall heater

Bedroom

12' 3" x 9' 2" (3.73m x 2.79m)

Two double glazed windows, electric heater



Outside

To the front of the property is a shed and gravel drive giving off road parking for several vehicles.

Side gate gives access to a courtyard garden with shed, suitable for the annex and further gate leads

onto the main garden which has a large patio area

of mature shrubs. There is a summer house and garden shed and a further seating/entertainment

area to the rear of the garden.

and leads onto a lawned garden which has a variety

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Gaywood Road, King's Lynn

- **Located Close to Amenities**
- Semi Detached Family Home
- Three Bedroom
- Two Reception Rooms
- Large Open-Plan Kitchen/ Family Room

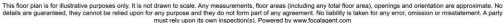
Tenure: Freehold EPC Rating: C

£435,000



Ground Floor

First Floor











Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN118881



Property Ref: KLN118881 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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