



Gaywood Road, King's Lynn, PE30 2PU

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

17' 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 and leads onto a lawned garden which has a variety of mature shrubs. There is a summer house and garden shed and a further seating/entertainment area to the rear of the garden.



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welcome to

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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
KLN118881 - 0005

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