



King John Avenue, Gaywood, King's Lynn, PE30 4QA

welcome to

King John Avenue, Gaywood, King's Lynn

William H Brown are delighted to offer to market this beautifully presented three bedroom property, located in a popular area close to local amenities. Complete with garage, enclosed rear garden and a home sauna, viewing is highly recommended!



Entrance Porch

Entrance Hall

Window to side, Radiator, Stairs to first floor, Under stairs storage, Parquet flooring

Lounge

12' 2" x 11' 4" (3.71m x 3.45m)
Bay window to front, Log burner in fireplace with mantle over, Radiator, Parquet flooring

Dining Room

9' 11" x 9' 9" (3.02m x 2.97m)
Parquet flooring, Radiator

Garden Room

9' 3" x 8' 1" (2.82m x 2.46m)
Parquet flooring, Radiator, Patio doors to rear

Kitchen

16' 10" x 8' 7" (5.13m x 2.62m)
Wall and Base units, Ceramic sink with mixer tap, space for washing machine, space for dishwasher, space for freestanding fridge/freezer, radiator, side door, parquet flooring

Landing

Airing cupboard

Bedroom One

11' 3" x 10' 8" (3.43m x 3.25m)
Double Glazed Window to front, Radiator

Bedroom Two

10' 3" x 9' 5" plus wardrobes (3.12m x 2.87m plus wardrobes)
Double glazed window to rear, Radiator

Bedroom Three

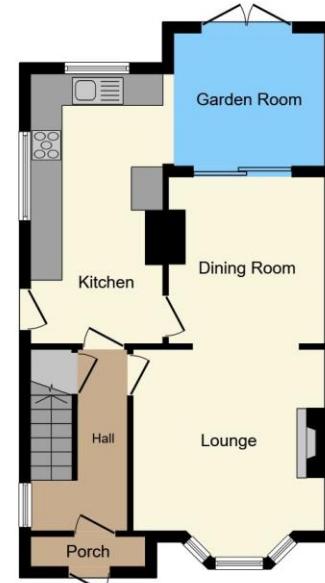
7' 8" x 7' (2.34m x 2.13m)
Double glazed window to front, Radiator

Bathroom

Bath, WC, Hand Wash Basin, Heated Towel Rail, Window to rear

Outside

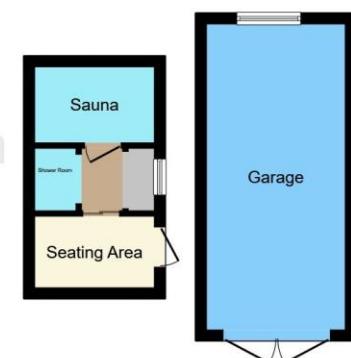
To the front the property the driveway provides ample off road parking leading to the garage. Garage is complete with up and over door and electrics. To the rear of the property the garden is mainly laid to lawn with a patio area, a garden shed/workshop and an outbuilding featuring a seating area, shower and home sauna



Ground Floor



First Floor



Outbuilding

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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welcome to

King John Avenue, Gaywood, King's Lynn

- Semi Detached
- Three Bedrooms
- Well Presented Throughout
- Close to Local Amenities
- Garage and Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£260,000



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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 guidance 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.



Property Ref:
KLN119093 - 0004

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property

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