



Gayton Road, King's Lynn, PE30 4EL

welcome to

Gayton Road, King's Lynn

No Onward Chain.. William H Brown are delighted to offer to market this impressive detached family home, sat on a good sized plot, complete with ample driveway parking, garage and spacious rear garden, viewing is highly recommended!



Entrance Hall

Double Glazed Door to Front, Double Glazed Window to Front, Parquet Flooring, Radiator, Staircase to First Floor

Lounge

19' 4" x 11' 5" (5.89m x 3.48m)
Window to Front, Radiators, Double Doors to Garden Room, Fireplace, Parquet Flooring

Dining Room

12' 2" x 11' 5" (3.71m x 3.48m)
Double Glazed Door to Garden Room, Fireplace, Parquet Flooring

Kitchen

13' max x 8' 11" (3.96m max x 2.72m)
Wall and Base Units, Granite Effect Worktop with 1.5 bowl sink and mixer tap, Gas Hob and Integrated Oven, Space for Freestanding Fridge/Freezer, Space for Dishwasher, Window to rear

Pantry

5' 7" x 3' 2" (1.70m x 0.97m)

Utility

6' x 5' 3" (1.83m x 1.60m)
Wall and Base Units, Sink and Mixer Tap, Space for Washing Machine and Tumble Dryer, Space for Fridge, Double Glazed Door to the rear

Garden Room

20' 8" max x 10' 2" (6.30m max x 3.10m)
Double doors to dining room and double doors to lounge, radiator, parquet flooring, double doors leading onto patio

Office

14' 11" x 7' 5" (4.55m x 2.26m)
Double Glazed Window to rear, Radiator, Double Glazed Door to side

Shower Room

Shower, Low Level WC, Wash Hand Basin, Radiator, Extractor, Tiled Floor and Walls

First Floor Landing

Window to Front, Airing Cupboard

Bedroom One

12' 4" x 12' 2" (3.76m x 3.71m)
Window to rear, Radiator, Built in wardrobe, Wash hand basin

Bedroom Two

12' 1" x 9' 6" (3.68m x 2.90m)
Window to rear, Radiator

Bedroom Three

11' 7" x 8' 11" (3.53m x 2.72m)
Window to rear, Built in wardrobe, Radiator, Loft access

Bedroom Four

10' 4" x 6' 11" (3.15m x 2.11m)
Window to front, built in wardrobe

Bathroom

Bath with mixer tap and shower, WC, Wash Hand Basin, Window to side, Extractor, Tiled Walls, Heated Towel Rail

Outside

Driveway Parking with Ample Off Road Parking to the Garage with EV Charger, Gated Access to Enclosed Rear Garden

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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welcome to

Gayton Road, King's Lynn

- Highly Sought After Location
- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Generous Plot

Tenure: Freehold EPC Rating: D
Council Tax Band: E



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.localagent.com

£550,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN118738 - 0006

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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.



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