

Dairy Way, Gaywood, King's Lynn, PE30 4TR



welcome to

Dairy Way, Gaywood, King's Lynn

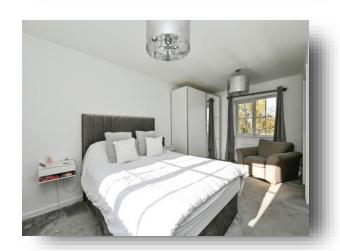
William H Brown are delighted to offer to market this spacious and well presented modern four bedroom detached home, benefitting from off road parking, garage and close to local amenities. Viewing highly recommended!













Accommodation:

Entrance Hall

Double glazed front door. Understair storage cupboard. Access to downstairs W.C. Radiator.

Downstairs W.C.

Low level W.C. Wash hand basin. Double glazed window. Radiator.

Lounge

17' 4" x 10' 7" (5.28m x 3.23m)

Double glazed windows to the front and side. Sliding double glazed patio doors leading to the rear garden. Television point. Radiator.

Open Plan Kitchen/ Diner

23[°] 6" max x 16' 3" max (7.16m max x 4.95m max) Modern fitted kitchen with wall and base units with marble style worktops over. Raised electric oven and a further microwave/ oven. Electric hob with extractor hood above. Black Reginox sink with mixer tap. Breakfast Island. Integrated fridge/ freezer and dishwasher. Two vertical radiators. Dining space with double glazed bay window. Further double glazed windows to the sides and rear. Side door access to the rear garden.

Study

7' $5" \times 10' 5" (2.26m \times 3.17m)$ Double gazed window to the front. Radiator.

First Floor Landing

Double glazed window. Loft Access. Storage cupboard.

Main Bedroom

10' 8" max x 17' 4" (3.25m max x 5.28m) Two Double glazed windows to the front and rear. Two Radiators. Access to:

En-Suite

Wash hand basin. Low level W.C. Shower cubicle with mains shower. Extractor fan. Double glazed window. Radiator. Tiled floor and part tiled walls.

Bedroom Two

13' 8" x 9' 5" (4.17m x 2.87m) Two double glazed windows. Radiator.

Bedroom Three

9' 7" x 10' 5" (2.92m x 3.17m) Double glazed window. Radiator.

Bedroom Four

10' 5" max x 7' 6" max (3.17m max x 2.29m max) Double glazed window. Radiator.

Bathroom

Wash hand basin. Low level W.C. Panel bath with mains shower above. Tiled floor and walls. Double glazed window.

Outside

The front of the property overlooks the Gaywood River and has off road parking to the rear of the property on the driveway, leading to the garage. Enclosed rear garden mainly laid to lawn with decking seated and brick weave patio. Rear gate access.





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Dairy Way, Gaywood, King's Lynn

- Detached Family Home
- Modern Decor Throughout
- Open Plan Kitchen/Dining Room
- Spacious and Versatile Accommodation
- Four Bedrooms

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£340,000





First Floor

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 forwards by the property of the property







Riverview W.

Riverview W.

Queen Elizabeth Ave

Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119472



Property Ref: KLN119472 - 0003 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.



william h brown

01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30



williamhbrown.co.uk

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.