



25 Howards Way, Gayton, King's Lynn, PE32 1WJ

24056

**AWAITING  
IMAGE**

**\* Detached house \* 3 Bedrooms \* Brand new \* Garage \*  
\* Local builder \* Sought after location \***

**£475,000**

## **BRIEF DESCRIPTION:**

Phase III Howards Way is now available following the incredible success of phases I & II. All the properties for sale in this new phase are 3- and 4-bedroom detached houses with garages and all will be built to the excellent standards to which the highly respected, KMH builders of Gayton have become synonymous.

All houses will have air-source heating, a large garage (approx. 20ft6 x 12ft1), offer a very light, airy, and open plan feel and all kitchens will boast a fitted oven, hob & dishwasher. The builder can offer the properties with a choice of kitchen & worktop etc. and on some of the house a choice of 3 or 4 bedrooms and much more. There is even the potential to purchase a plot as a fully serviced self-build.

This style of property is another of the generously sized, 3-bedroom houses which offer open plan living with the option of a partition wall between the kitchen and the dining area. There is a vaulted ceiling in the large sun-room area with doors to the rear garden and there is a ground floor W.C. as well as a utility room which offers access to the garage.

To the 1st floor are 3 generously sized bedrooms as well as a family bathroom. Outside the gardens will be laid to lawn with fencing to the boundaries, outside lighting, private parking and a generously sized garage.

For more information on how you can secure one of these brand-new homes, call Russen & Turner to make an appointment to visit the site.

N.B. Information within these details may be subject to change and the information provided is to be used for guidance purposes only.

**Council Tax Band: .**

**EPC RATING: Awaiting EPC**

## **LOCATION:**

Gayton is a village approximately 6 miles east of the historic market town of King's Lynn. The village offers a range of local amenities including shop, school, church, public house and bus links to and from King's Lynn.

## **HOW WE CAN HELP:**

If you have a property to sell we can offer you a free, no obligation market appraisal. We can also pass your details on to an independent mortgage advisor for advice and we may also be able to carry out a survey for you. For more information please call us.

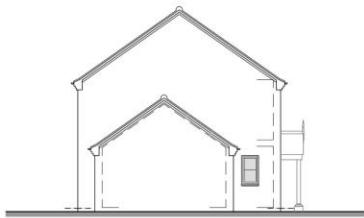
HOUSE TYPE 2C - PLOT 25

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 SCALE REFERENCE - 50mm LINE



Side Elevation 1:100

Rear Elevation 1:100



Side Elevation 1:100

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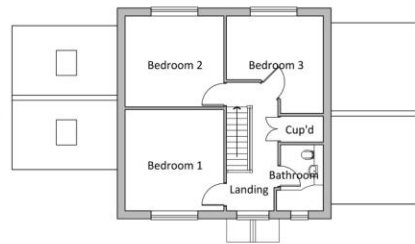
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Front Elevation 1:100



Ground Floor Layout 1:100



First Floor Layout 1:100



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 Plan made with Metropix ©2014

Please note that Russen & Turner are committed to following the guidelines set out by the EU's Second Money Laundering Directive which was laid out before parliament at the end of November 2003, the regulations apply from 1<sup>st</sup> of March 2004. This involves offences under the Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001) and the Proceeds of Crime Act 2002.

