



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

24053

ARTIST IMPRESSION



**\* Detached house \* 4 Bedrooms \* Brand new \* Garage \***  
**\* Local builder \* Sought after location \***

**£515,000**

**RUSSEN & TURNER**

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A company registered in England & Wales. Company No. 4899005  
Registered office: 22-26 King Street, King's Lynn, Norfolk, PE30 1HJ

## **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.

The accommodation briefly comprises entrance hall with stairs to the 1st floor, W.C, and open plan living kitchen which if desired could have a partition wall added to separate the lounge. French doors will lead to the rear from the vaulted ceiling of the dining area and from the lounge and a door from the utility room will lead in turn to the garage. To the 1st floor are 4 well-proportioned bedrooms with the principal bedroom offering an ensuite shower room 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**

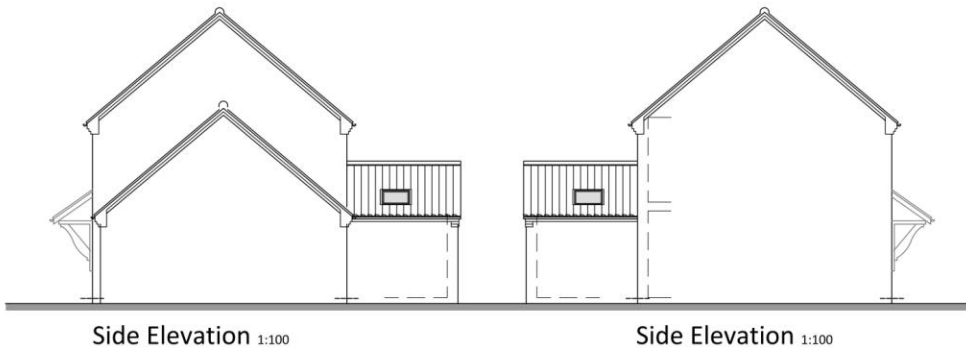
## **LOCATION:**

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:**

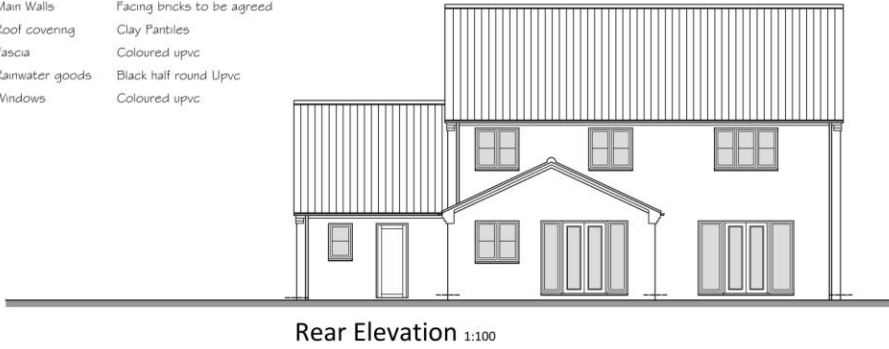
If you have a property to sell we can offer you a free, no obligation market appraisal. We can also pass your details on to an independent mortgage advisor for advice and we may also be able to carry out a survey for you. For more information please call us.

HOUSE TYPE 5B - PLOT 24 ( Plots 11 & 22 handed )



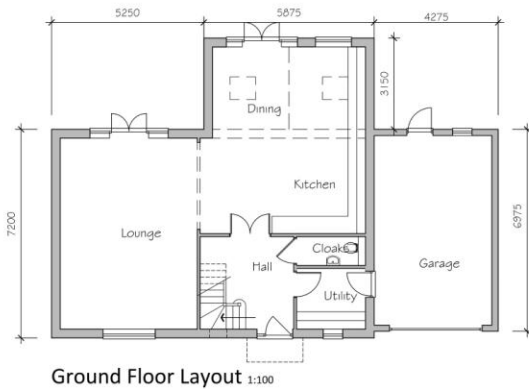
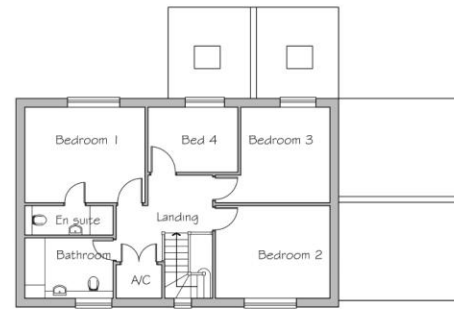
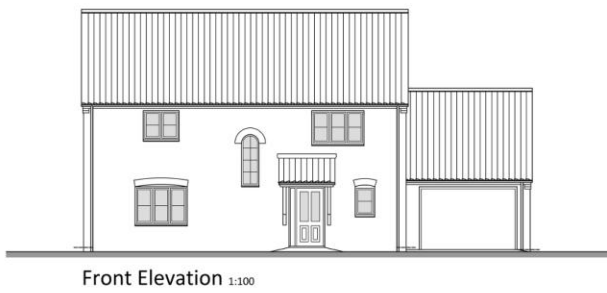
Schedule of Materials

Main Walls	Facing bricks to be agreed
Roof covering	Clay Pantiles
Fascia	Coloured upvc
Rainwater goods	Black half round Upvc
Windows	Coloured upvc



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 5. Contractors and their sub-contractors are to check and verify all measurements and work on site prior to manufacture and commencement of work.  
 6. Only one signed elevation.  
 7. Any discrepancies to be brought to the Designer's immediate attention.  
 0' 1" SCALE REFERENCE - Show LINE (Down)





This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of these particulars and the floorplan contained here, which are thought to be materially correct, though their accuracy is not guaranteed and they do not form any part of any contract, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. None of the appliances mentioned in the details have been tested and we cannot therefore guarantee their condition, operability or working order.  
 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.

