

Roseleigh, Lime Kiln Road, Gayton, Kings Lynn, PE32 1QT

07553



*** Detached house * 4 Double bedrooms * En suite * Open plan living *
* Detached garage * Generous plot ***

£457,000



ESTATE AGENTS
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Russen & Turner is the trading name of Russen and Turner Ltd
A company registered in England & Wales. Company No. 4899005
Registered Office: 11 King Street, King's Lynn, Norfolk PE30 1ET

BRIEF DESCRIPTION:

Offered to the market is this beautifully presented, 4 double bedroom, detached house which was built in 1995 by the current owner who is a highly regarded, local builder. The house offers fantastic family accommodation with generously sized rooms throughout and open-plan living to the ground floor which boasts a 33ft7 living / family space. The accommodation briefly comprises: a storm porch, entrance hallway with storage cupboard, a large open plan living area with two sets of French doors to the rear garden and openings into the dining area and the kitchen area as well as a door leading to the 15ft7 utility which has doors leading to the W.C. and the study.

To the first floor landing is a storage cupboard and a doors leading to the 4 double bedrooms all of which boast fitted wardrobes, and a master bedroom with en suite shower room. There is also a family bathroom with a 4 piece suite which includes a central tap bath and a shower cubicle. The house has many extras which include under-floor (radiators to the 1st floor) air source heating, a built in vacuum system, wood burner to the lounge and a water softener.

Outside to the front of the house is a generously sized brick weave driveway with 2 access points (horseshoe drive) offering ample private parking which in turn leads to the detached garage. The rear garden is laid mainly to lawn with a large patio area making it ideal for entertaining and a superb summerhouse all of which is enclosed by a brick wall.

Council Tax Band: F.

EPC RATING: D

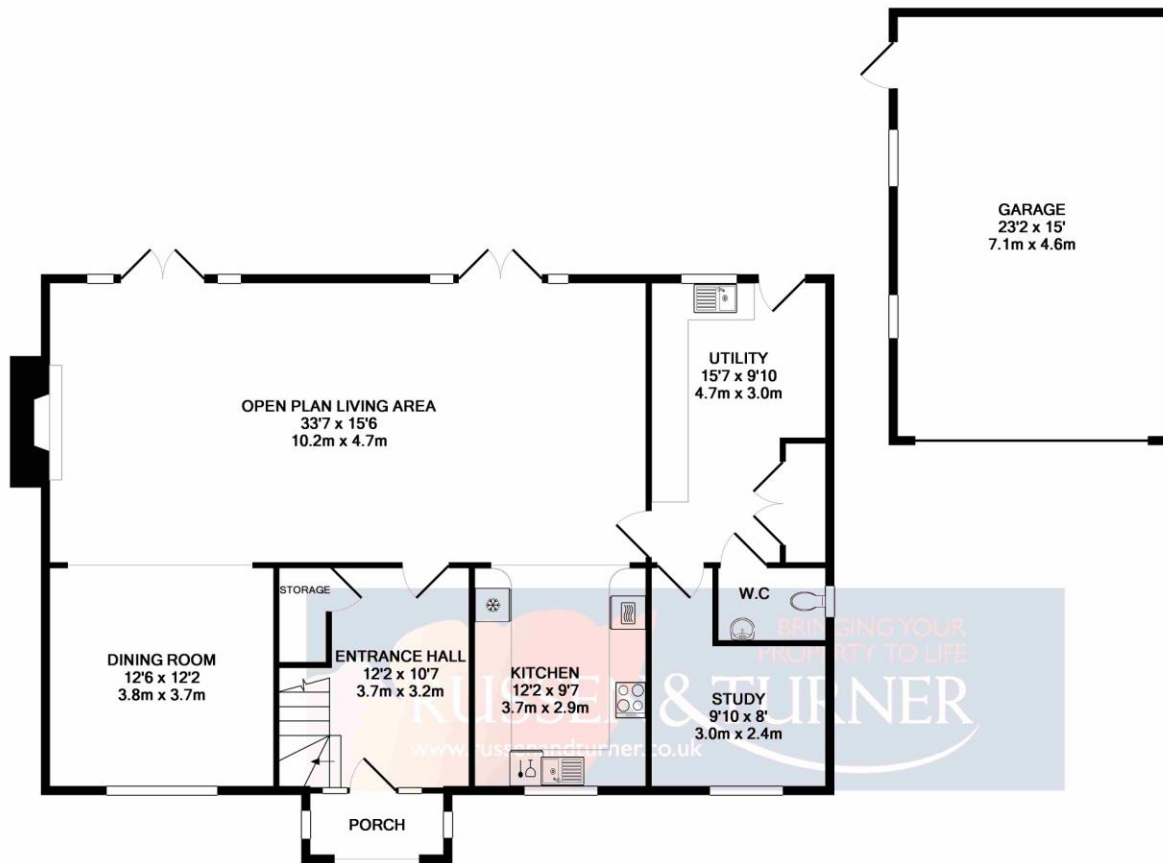
LOCATION:

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.

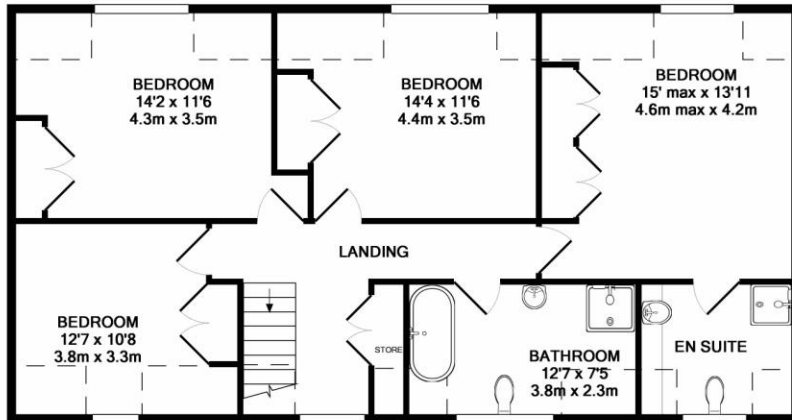




GROUND FLOOR
 APPROX. FLOOR
 AREA 1561 SQ.FT.
 (145.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2501 SQ.FT. (232.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1ST FLOOR
 APPROX. FLOOR
 AREA 941 SQ.FT.
 (87.4 SQ.M.)

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