



8 Brooks Close, Gayton, King's Lynn, PE32 1WJ

22545



*** Detached house * 4 Bedrooms * En suite * Large Garage ***
*** Many options available * Brand New * Available with Help to Buy ***

£460,000



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:

Plots 3 & 8 are detached houses which boast 3 reception rooms with an open-plan kitchen / dining room, a lounge and separate study, or you could have the lounge opened up into kitchen / dining room for a more open-plan feel. There is also a generously sized utility to the rear of the house which has doors leading to the rear garden, the garage and into the dining area...the perfect place to take off your coat and shoes after a day in the garden or after you've parked the car in the 20ft6 garage. The 4 double bedrooms are accessed via the landing area with the master bedroom enjoying an en-suite shower room as is the family bathroom.

N.B. Details and measurements may be subject to slight changes and floorplan sizes are approximate.

Phase II Howards Way is a selection of 8, brand new houses built by respected local builders KMH Ltd. and designed by local and equally respected architect Matthew Gosling. The properties will be built to a very high standard with buyers having a wide range of options in terms of extras and layout of rooms (subject to early reservation).

Based on the success of Phase I, interest is expected to be very high and we recommend you reserve early to avoid disappointment and to take advantage of the options available to you.

Council Tax Band: .

EPC RATING: Awaiting EPC

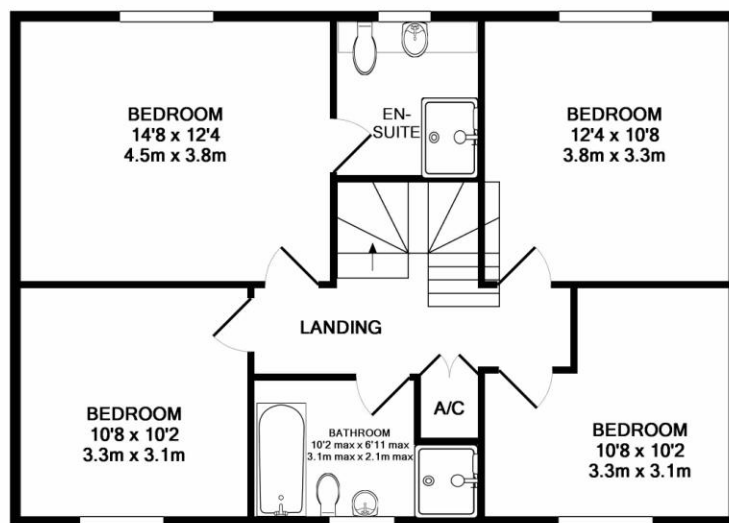
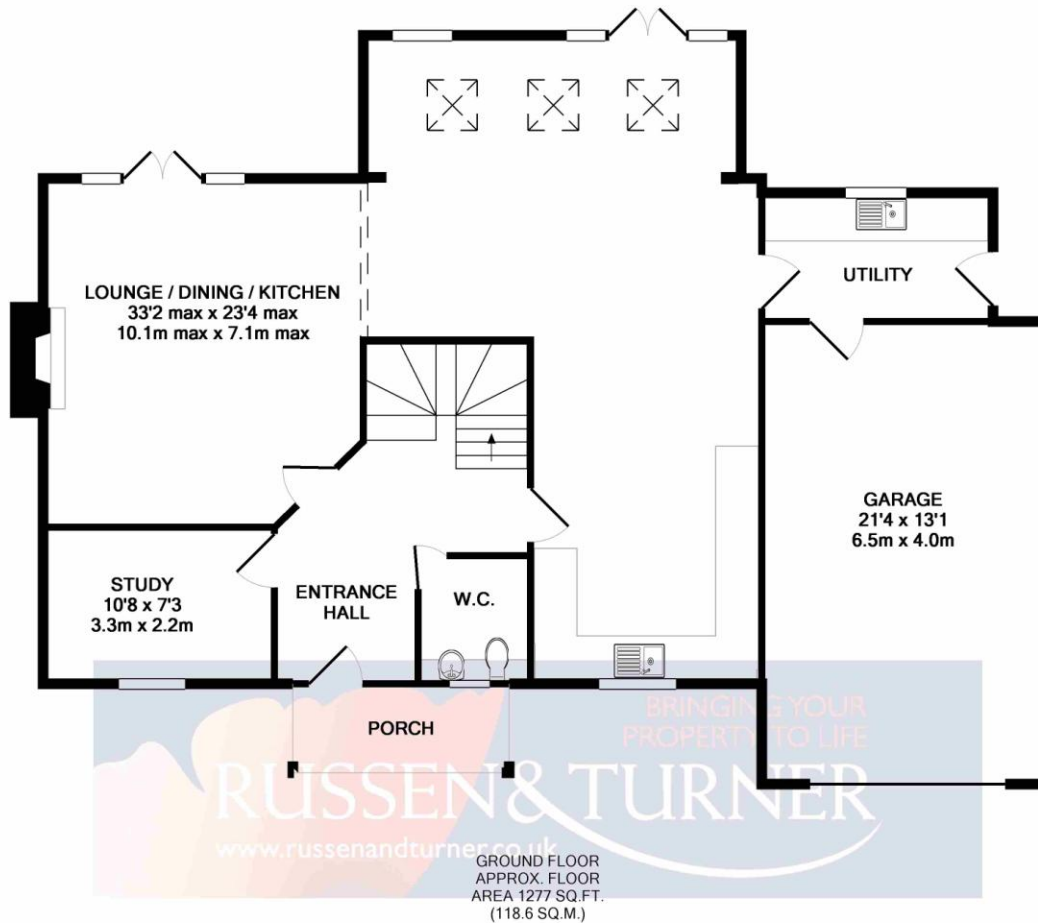
LOCATION:

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.





1ST FLOOR
 APPROX. FLOOR
 AREA 772 SQ.FT.
 (71.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2049 SQ.FT. (190.4 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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