



Birch Road, Gayton, King's Lynn, PE32 1UN

welcome to

Birch Road, Gayton, King's Lynn

William H Brown are delighted to offer to market a wonderfully spacious three/four bedroom detached bungalow set on a gated plot with ample parking and a large garage/workshop. Set in the popular village of Gayton, viewing is highly recommended!



Entrance Hall

Electric Radiator

Lounge

Double Glazed Window to Front, Double Glazed Patio Doors to Rear, Log Burner, Electric Radiator

Kitchen

Wall and Base Units, Sink and Mixer tap, Space for Cooker, Space for Dishwasher, Space for Washing Machine, Electric Radiator, Door to Rear Garden, Double Glazed Window to Rear

Dining Room

Double Glazed Patio Doors to Front, Electric Radiator

Bedroom One

Built in wardrobes, Double Glazed Window to Rear, Electric radiator, Archway to En Suite

En Suite

Shower, WC, Hand Wash Basin

Bedroom Two

Double Glazed Window to Front, Fitted wardrobes, Electric Radiator

Bedroom Three

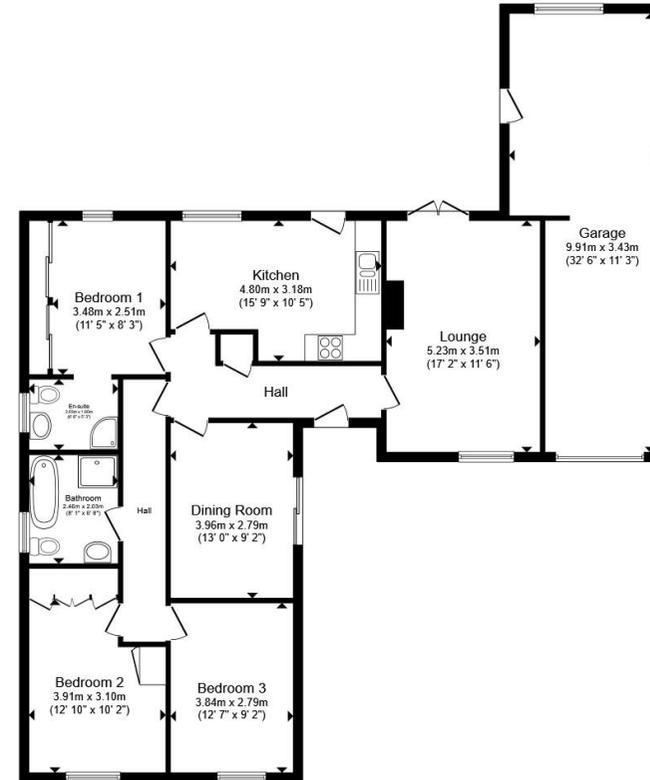
Double Glazed Window to Front, Electric Radiator

Family Bathroom

WC, Hand Wash Basin, Shower, Bath, Electric Radiator, Double Glazed Window to side

Outside

Gated driveway with ample parking, Enclosed rear garden mainly laid to lawn with a patio area and personnel door to garage



Total floor area 132.9 m² (1,430 sq.ft.) approx

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.propertybox.io



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Birch Road, Gayton, King's Lynn

- Well Presented Detached Bungalow
- Three/Four Bedrooms
- All Double Bedrooms, including master with en suite
- Large garage with additional workshop space
- Gated driveway providing ample parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN119716 - 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.

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01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



williamhbrown.co.uk