



58 Gayton Road  
Kings Lynn | Norfolk | PE30 4EL

 FINE & COUNTRY

# SPACE FOR EVERYONE



Owned by the same family for around fifty years and now offered with no onward chain, this substantial detached house sits on a generous plot approaching a third of an acre (stms). Four bedrooms, three reception rooms including a south-facing garden room and a home office at the centre of the living space make it a home built for family life.

A short walk from King's Lynn's shops, schools and The Queen Elizabeth hospital.



British  
Blindings



# KEY FEATURES

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- A Detached Family Home in a Sought After Location in Kings Lynn
- Four Bedrooms, Ground Floor Shower Room, First Floor Bathroom
- Three Reception Rooms including a South Facing Garden Room plus a Home Office
- Fitted Kitchen, Pantry and Utility Room
- The Property sits in a Generous 0.3 acre Plot (stms)
- Driveway Parking and Attached Garage with EV Charger
- Total Accommodation extends to 1,723 sq.ft
- Energy Rating: D

Family homes of this size, on a plot of this scale and located so conveniently close to the town, schools and hospital, do not come to the open market often. With no onward chain and clear scope to extend or reconfigure, subject to the usual consents, this is a compelling opportunity to put down roots in one of King's Lynn's most established and sought-after residential addresses.

## The Background

"When we first bought it fifty years ago, the first attraction was the front façade, the beautiful willow tree that makes a beautiful screen, the land and the space within the house to raise four boys," the family said when asked what first drew them to the property.

The house has been a single-family home throughout those five decades, a substantial brick-built detached property of traditional character set well back from Gayton Road behind a deep shingled frontage. An established hedge encloses the front boundary and the willow the family so admired stands alongside it, so the house enjoys a good measure of privacy from the road. It was the sense of space, indoors and out, that suited a growing household then, and it is that same generosity of proportion that defines the house today.

## Room By Room

A part-glazed front door opens into a welcoming entrance hall, where parquet flooring sets a warm tone that carries through much of the ground floor and a staircase rises to the first. To one side lies the living room, a comfortable, well-proportioned room with a window to the front, a fireplace for cosy winter evenings and double doors opening through to the garden room. The dining room sits alongside, again with a fireplace and parquet floor, and it too connects directly to the garden room, so the three spaces can flow together as one when the family gathers. That garden room is the linchpin of the layout, a bright, south-facing space wrapping the rear of the house, with doors out onto the terrace and garden beyond.

The kitchen is well fitted with wall and base units beneath granite-effect worktops. A useful pantry and a separate utility room sit close by, the latter with its own door to the rear, while a smartly tiled ground-floor shower room and a versatile home office, reached from the side, complete this level.





# KEY FEATURES

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Upstairs, a landing with a front window and airing cupboard leads to four bedrooms. The principal bedroom looks over the garden and has a built-in wardrobe and hand basin, with two further bedrooms to the rear and a fourth to the front, all fitted with wardrobes/cupboard space. A family bathroom serves the first floor.

## Improvements and Refinements

"Improvements over the years included adding a conservatory, revamping an existing cloak room into a modern wet room and splitting the original double garage into a single space used as a workspace and a fresh space built to be an office, playroom or extra bedroom," the family explained. Those changes have shaped the house as it stands. The conservatory/garden room has become the heart of family life; the former cloakroom is the contemporary, stone-tiled shower room on the ground floor; and the reworked garage gives both secure storage and a flexible additional room that has served in turn as office, playroom and spare bedroom.

## So Much To Offer

What the family valued most in daily life was the blend of space and ready access to everything they needed. "The most unique thing about the property is its ample parking, ability to get to shops, schools, hospital or local woods right from your front door within a short walk," the family said. The generous garden, front and rear, gives the house room to breathe, while indoors there are quieter comforts, with fireplaces in both the dining room and lounge that, in the family's words, "make for very cosy evenings in winter."

## The Outside

The plot is a prized feature, providing the family with a space which has created many wonderful memories for them. "The third of an acre of land has been an amazing place to hold events, parties, barbecues and generally a lovely outdoor space to enjoy," they said. The end section, now home to two apple trees and two garden sheds, was once an excellent vegetable plot, while the wider garden is "planted with a variety of shrubs and trees," so that, as the family put it, "the whole plot allows you to feel as if you were in the country." A paved terrace immediately behind the house gives space for outdoor dining, while mature trees and shrubs enclose the garden at its far end. To the front, the shingled drive provides ample parking for several vehicles and leads to the garage, which has an EV charger, with gated access through to the enclosed rear garden.





















# INFORMATION

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## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Borough Council of King's Lynn and West Norfolk - Council Tax Band E  
Freehold

## On The Doorstep

The property is located in the established Gaywood area on the eastern side of King's Lynn, with everyday essentials within walking distance. The Queen Elizabeth Hospital is a short way along Gayton Road itself, and Gaywood's shops, primary schools and King's Lynn Academy are all close by, with frequent Lynx bus services running into the town centre and out across West Norfolk. King's Lynn is a uniquely preserved medieval port which has a maritime heritage dating back to the 12th century. It was once England's third most important port; its Hanseatic League history, impressive architecture and proximity to royal estates make it a great place to live and enjoy walks, bike rides or finding interesting places to visit. The town centre, around the historic Tuesday Market Place and the South Quay, offers a wide range of shops, supermarkets and restaurants, along with a cinema, a theatre, a swimming pool, a college and a library. There are a number of unique festivals that take place each year; the King's Lynn Hanse Festival each May celebrates the town's Hanseatic heritage, Festival Too brings free live music across late June and July, the King's Lynn Festival of music and the arts follows in mid-July, the Hanseatic Festival of Watersports brings powerboat racing to the river in June and the Fear in the Fens film festival returns each autumn.

## How Far Is It To?

By car the property lies approximately 1.5 miles east of the centre of King's Lynn, where the mainline station offers direct services to Cambridge in around fifty minutes, to Ely, and on to London King's Cross in a little over an hour and forty minutes. The north Norfolk coast is close at hand, with the popular resort of Hunstanton about 15 miles away and the beaches of Brancaster, Holkham and beyond a little further along the A149. The Royal Estate at Sandringham lies roughly 6 miles to the north east, while the cathedral city of Norwich is about 48 miles to the south east, a drive of around an hour and a quarter on the A47. The A47 also runs west towards Peterborough, the A10 leads south to Cambridge and the A148 carries on east towards Fakenham and the coast.

## Directions

From the centre of King's Lynn, head east on the A148/Gaywood Road, following signs for Gaywood and the Queen Elizabeth Hospital. Continue straight onto Lynn Road and past the ALDI on the right through Gaywood, and join Gayton Road, the A1076, keeping towards the Queen Elizabeth Hospital. Almost immediately after passing Queensway on the left, the property will be found to the right, set back behind a hedgerow and shingled frontage, as identified by a Fine & Country For Sale Board.

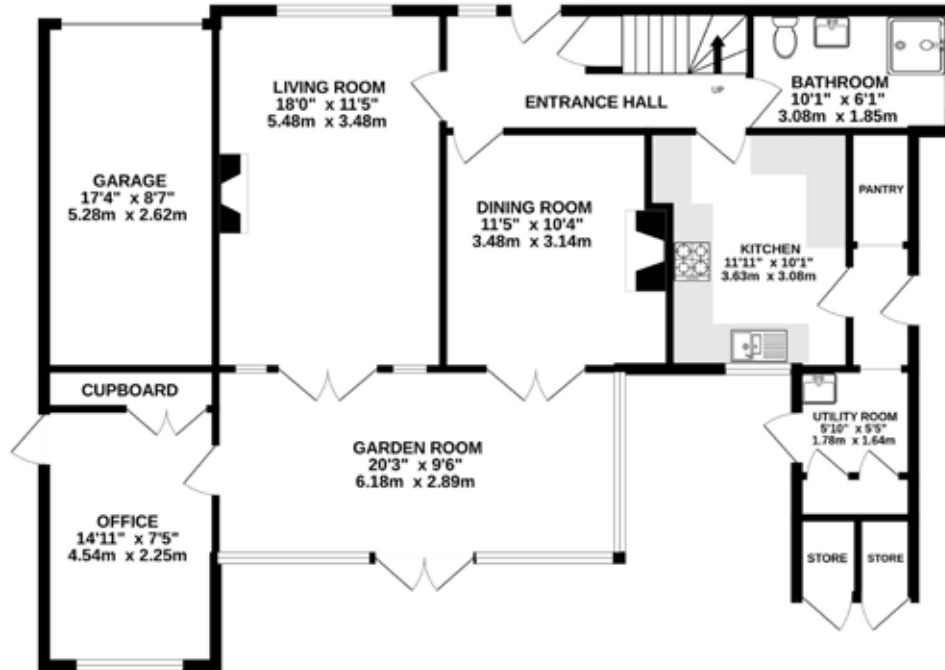
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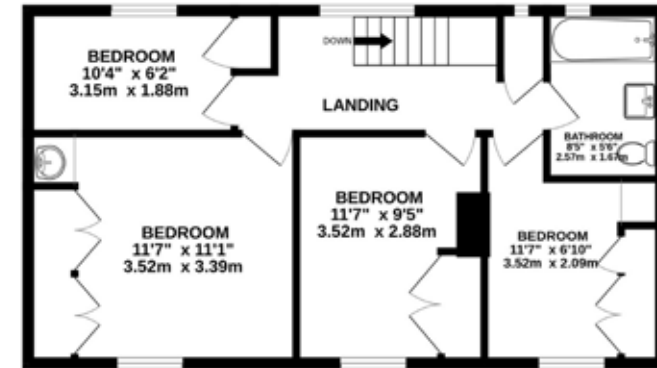
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**GROUND FLOOR**  
1164 sq.ft. (108.1 sq.m.) approx.



**1ST FLOOR**  
559 sq.ft. (52.0 sq.m.) approx.



**TOTAL FLOOR AREA: 1723 sq.ft. (160.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	100

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# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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