





River Lane, Gaywood, King's Lynn, PE30 4HD

welcome to

River Lane, Gaywood, King's Lynn

Occupying a generous plot with extensive parking and versatile outbuildings, this spacious bungalow offers an exciting opportunity to create a home tailored to your own tastes. Set in a popular Gaywood location, it combines excellent potential with flexible living space and a private garden.













Accommodation:
Double-glazed entrance door to:

Entrance Hall
Door to the front.

Lounge
Double-glazed windows to the side. Feature fireplace. Radiator. Sliding doors to:

Garden Room
Double-glazed windows to the rear. Radiator. Double-glazed French doors to the rear leading to the rear garden.

Kitchen/Diner
Fitted with wall & base units with work surfaces over, a stainless steel sink & drainer unit, and space for a freestanding cooker. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine. Pantry cupboard. Radiator. Double-glazed windows to the side & rear.

Bedroom One
Double-glazed window to the front. Radiator.

Bedroom Two
Double-glazed window to the front. Radiator.

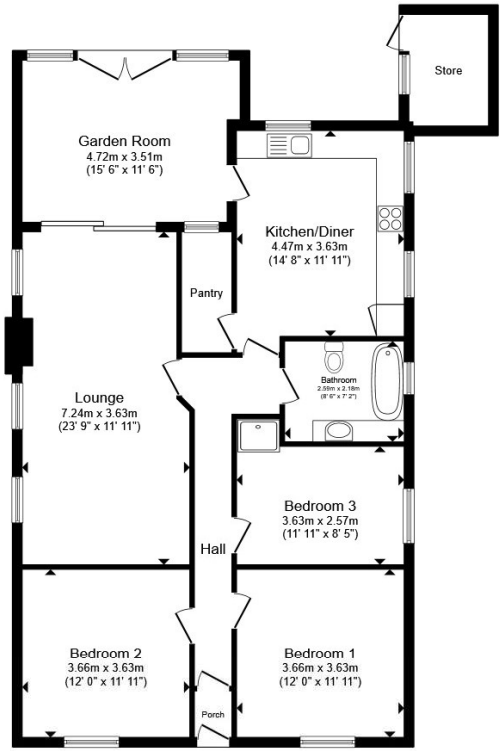
Bedroom Three
Double-glazed window to the side. Radiator.

Bathroom
Fitted with WC, wash hand basin, bath & shower cubicle. Double-glazed window to the side.

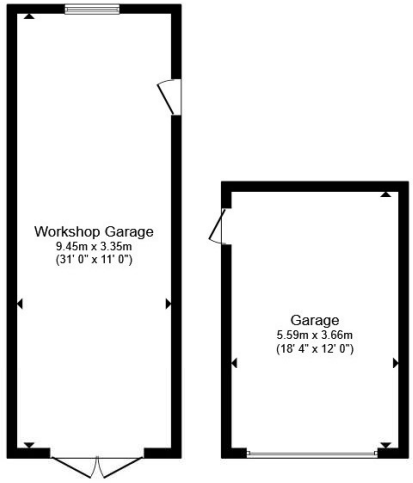
Outside
To the front of the property, a brickweave driveway provides off-road parking & leads to the garage. To the rear, the sizable garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a raised patio area and various plants & shrubs. Double gates to the side provide additional vehicular access if required, leading to workshop.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



Floor Plan



Outbuilding

Total floor area 140.7 m² (1,514 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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welcome to

River Lane, Gaywood, King's Lynn

- Spacious detached bungalow
- Three well-proportioned bedrooms
- Garage plus substantial 31ft workshop/garage
- Extensive driveway parking + side vehicular access
- Generous plot with potential to extend (STPP)

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in the region of

£400,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
KLN120360 - 0002

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.

01553 771337

KingsLynn@williamhbrown.co.uk

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

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.