



Turn-key bungalow in Rowan Drive, Gayton, PE32 1UR

£249,950

What3Words: stems.teacher.indoor

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Situated within the highly sought after village of Gayton, this detached bungalow offers beautifully presented, turnkey accommodation with the added benefit of no onward chain.

The accommodation begins with an entrance porch, ideal for coats and shoes, leading into the welcoming hallway. There is a comfortable lounge, two double bedrooms, although the second is currently arranged as a dining room with doors opening into a delightful south facing conservatory, making it the perfect place to enjoy a morning coffee or simply relax overlooking the garden.

The generously proportioned kitchen enjoys views over the rear garden, includes a fitted oven and hob, and benefits from a door providing direct access outside. Completing the accommodation is a modern shower room.

Outside, the property occupies a generous, private south facing plot. The rear garden offers an excellent mix of lawn, patio and productive vegetable beds, creating an ideal space for entertaining, gardening or simply enjoying the sunshine throughout the day.

To the front is a driveway providing off road parking with scope to create additional parking if required. The garage benefits from an electric roller door together with power and lighting.

Further benefits include double glazing, solar panels, an air source heat pump and an outstanding A Rated EPC, helping to keep running costs reassuringly low.

Gayton remains one of West Norfolk's most desirable villages, offering a village shop, post office, primary school, public house, fish and chip shop, social club, village hall, regular bus services and excellent access to King's Lynn, the Norfolk coastline and the A47.

Disclaimer

To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.

We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.

All measurements are provided as a guide and may not be exact.

We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.

These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

Referral Disclosure: We may recommend / refer solicitors, mortgage advisers, surveyors and other property professionals who we believe provide a good service.

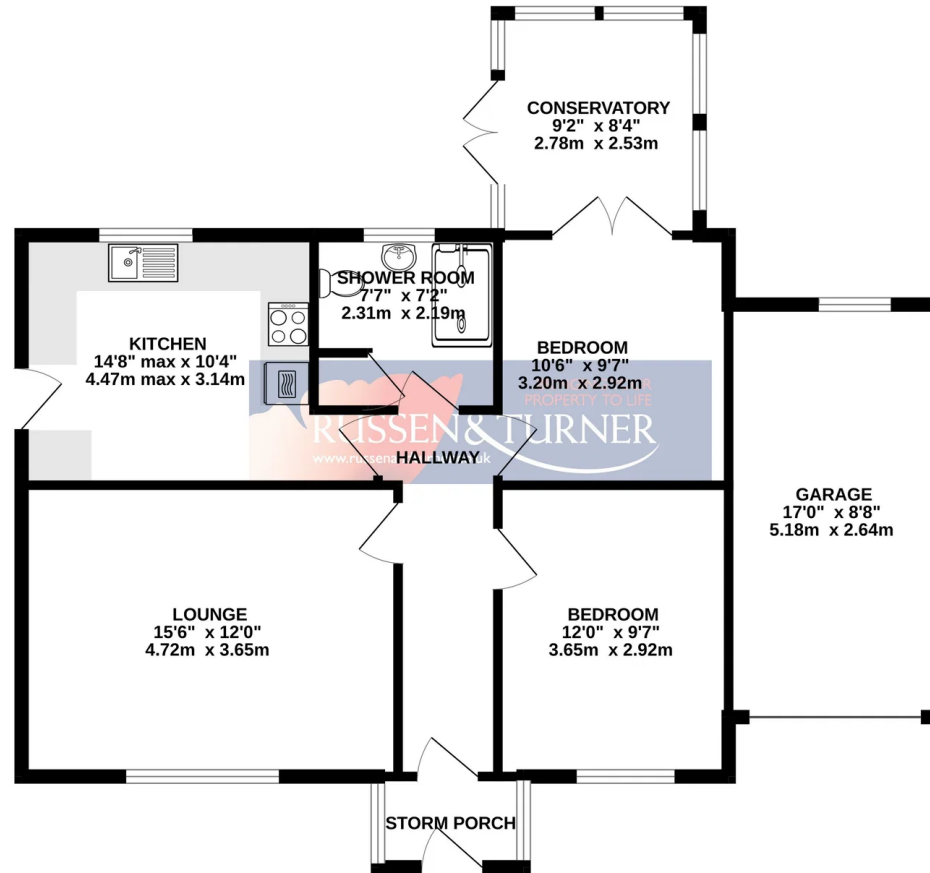
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Property Type: Detached Bungalow

- Detached bungalow
- Popular village
- 2 Double bedrooms
- Turn-key ready
- South facing garden
- A rated EPC
- Solar panels
- Air source heating
- Garage & driveway
- No chain



GROUND FLOOR
894 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 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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