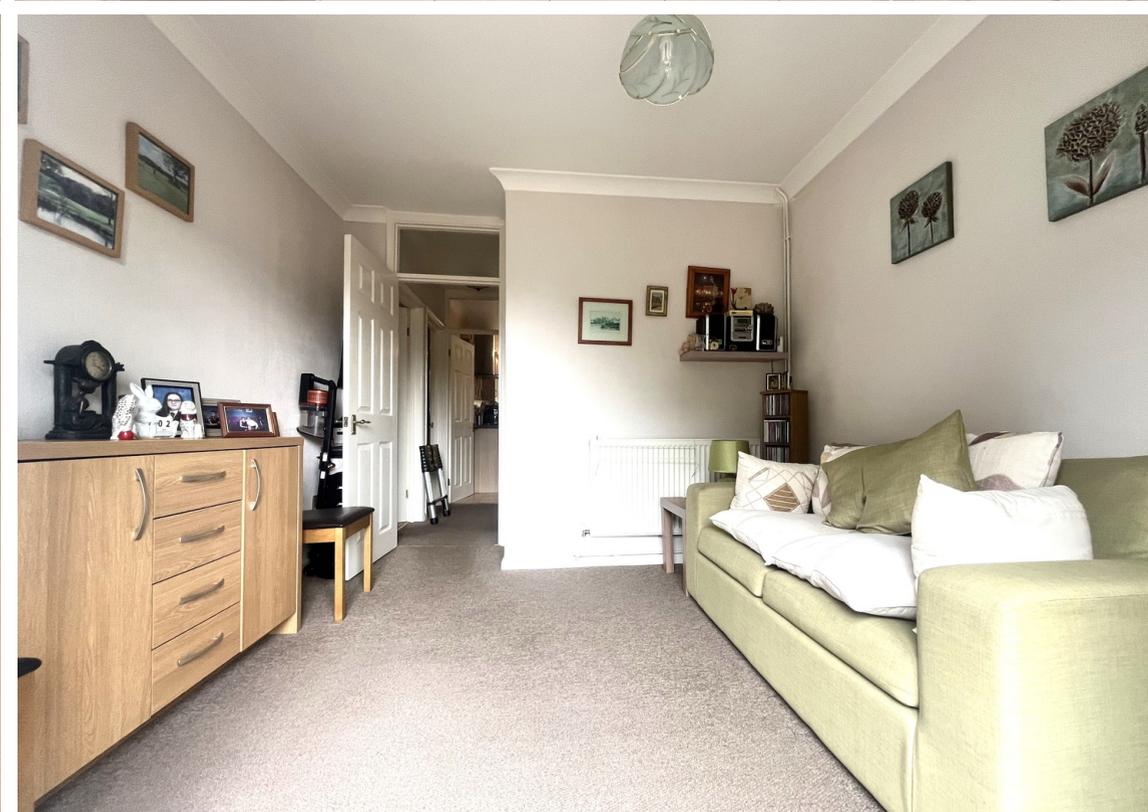




Gaywood Hall Drive  
Gaywood, PE30 4ED

**BROWN & CO**



## Gaywood Hall Drive, Gaywood PE30 4ED

Semi-detached bungalow

Sought-after town location

Views over stunning park land

Very close to local amenities

Two bedrooms

Kitchen Diner

West facing garden with orchard to rear

Off street private drive

Patio area to rear



### DESCRIPTION

Brown & Co are pleased to offer a two bedroom, semi detached bungalow situated in the highly sought after area of Gaywood which has beautiful views overlooking the park.

This highly conveniently located property has easy access to the surgery, supermarkets and is a short walk from Gayton Road bus route into the town centre.

The property has a gated private driveway with off road parking for multiple vehicles. Leading down the side of the property to the convenient conservatory style entrance porch which gives us access to the property. At the rear of the property is a pretty and very generous enclosed garden which has been landscaped for easy maintenance and features a lawn and small orchard at the rear.

Inside, the property is in excellent order and gives you the immediate feeling of home allowing you to relax and enjoy your surroundings.

You enter via the side of the property into the nicely sized conservatory style entrance room which is bathed in light from the multiple windows and features a concealed utility area and then into the kitchen breakfast room which has ample room for table.

As you progress through the kitchen into the inner hallway there is access to the shower room, bedrooms and sitting room. The sitting room is a very relaxing room with a large window views over Gaywood Hall Park. Both bedrooms are positioned to the rear one of which has double doors into the garden and can be used as a further reception room if desired. The shower room suite features a walk in shower.

Outside the patio faces west and catches hours of sunlight and is ideal for relaxing in whilst looking down the wonderful rear garden.

### Services:

Gas central heating

Mains water and electricity

EPC: C

COUNCIL TAX: B

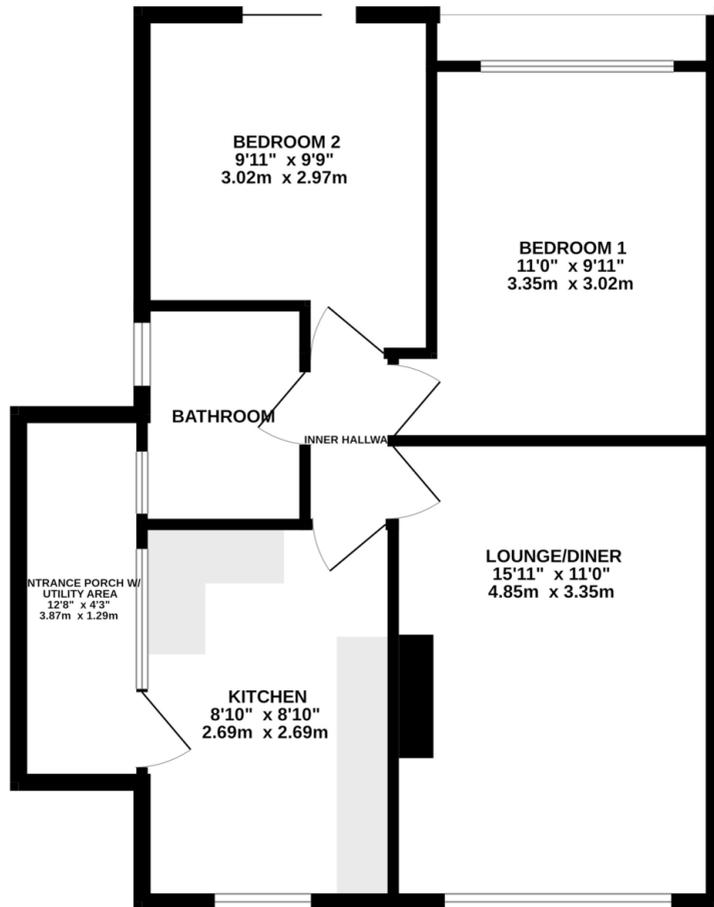
### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / [kingslynn@brown-co.com](mailto:kingslynn@brown-co.com)

### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017.

Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



### IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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