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The Laurels
Acorn Drive
Gayton



A FANTASTIC FIVE-BEDROOM DETACHED RESIDENCE OCCUPYING A GENEROUS PLOT WITH ACCOMMODATION OF APPROXIMATELY 3500 SQUARE FEET.

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The Laurels, 8 Acorn Drive, Gayton, Norfolk PE32 1XG

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ENTRANCE PORCH

Wooden effect flooring, window to side aspect and door to snug/home office.

SNUG/HOME OFFICE

A versatile space that can be used for living space or as a home office. Wood effect flooring, window to front aspect.

RECEPTION HALLWAY

Wood effect flooring, doors to under stairs storage cupboard, WC, snug, kitchen and sitting room.

WC

Low level WC, wash hand basin.

SITTING ROOM

Wood effect flooring, a feature brick fireplace with inset wood burning stove, a window to the front aspect and double doors opening on to the conservatory.

KITCHEN/DINING ROOM

A fantastic L shaped space that incorporates a modern kitchen with a family and dining area. The family area has wood effect flooring and can accommodate a sofa and chairs. The kitchen and dining portion has tiled flooring and can accommodate a large dining table. The modern kitchen comprises:- base and eye level units providing storage, a centre island with built in electric hob, wine cooler and wine rack and extractor above, built in dish washer, built in coffee machine, drainer sink unit and 'American Style' fridge freezer. Door to utility room.







UTILITY ROOM

A large utility room incorporating further base and eye level storage units. Plumbing for washing machine, space for tumble dryer, drainer sink unit, extra undercounter space for additional appliances, window and door to rear aspect and further doors to a WC and garage.



CONSERVATORY

A brick base UPVC conservatory with double doors to garden and electric coal effect fire.

LANDING

A large landing with a central staircase, and provides access to the airing cupboard, all bedrooms, family bathroom and shower room.



PRINCIPAL BEDROOM

A beautiful suite with extensive fitted wardrobes and dressing table, two windows to the rear aspect, a wall mounted radiator and access to the en-suite shower room.

EN-SUITE SHOWER ROOM

A fully tiled modern suite with a low level WC, wash hand basin, shower cubicle, built in storage, a wall mounted mirror with lighting above, heated towel rails and window to the front aspect.

BEDROOM TWO

A carpeted double bedroom with fitted wardrobes, a wall mounted radiator and window to the rear aspect. Access to an en-suite.

EN-SUITE

A fully tiled suite with a low level WC, wash hand basin and bath with shower above.

BEDROOM THREE

A carpeted double bedroom with a wall mounted radiator and window to the front aspect.

BEDROOM FOUR

A carpeted double bedroom with fitted wardrobes, a wall mounted radiator and window to the rear aspect.

BEDROOM FIVE

A carpeted double bedroom with fitted wardrobes, a wall mounted radiator and window to the front aspect.

STUDY/ADDITIONAL BEDROOM

A carpeted room with a wall mounted radiator and window to the rear aspect.





FAMILY BATHROOM

A fully tiled suite comprising:- low level WC, wash hand basin, jacuzzi bath and walk in shower cubicle.



SHOWER ROOM

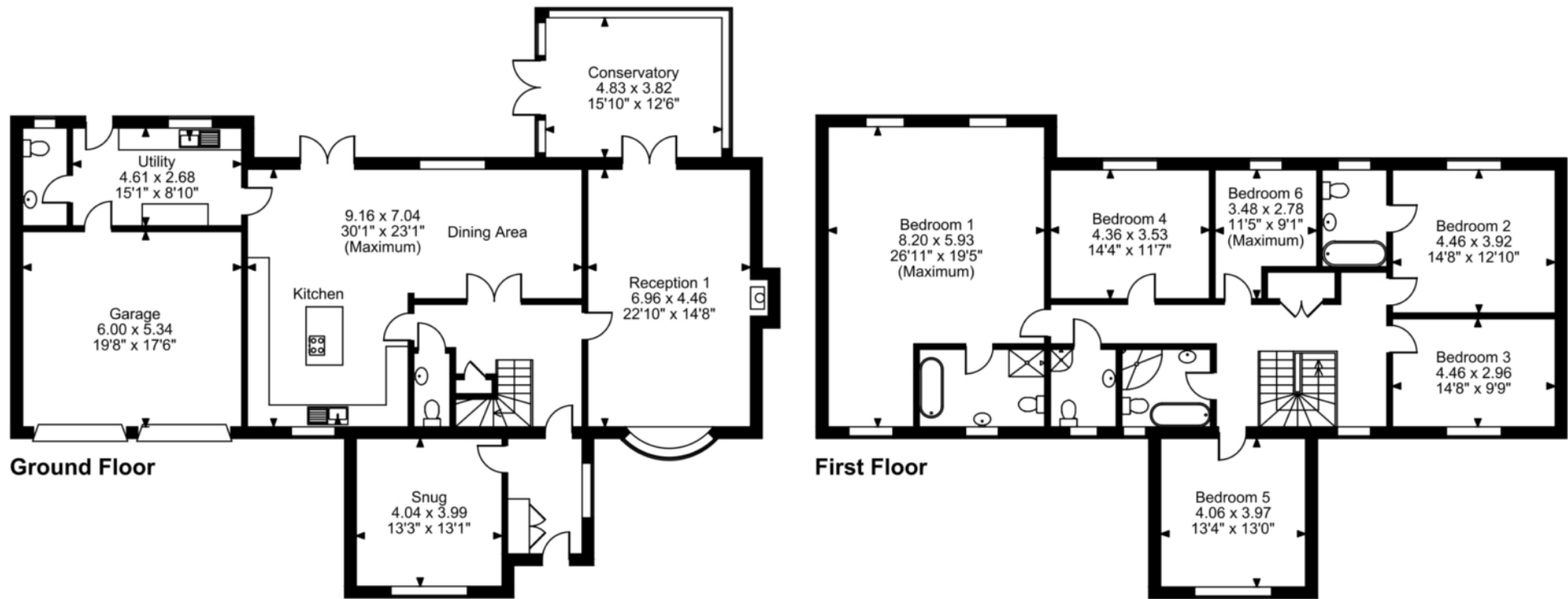
Low level WC, wash hand basin, walk in shower cubicle, fitted storage, heated towel rail.

EXTERNAL

The house sits centrally and offers plenty of parking and a pretty front garden. To the rear, the garden is mainly laid to lawn with bordering containing mature plants and shrubs. A large, paved patio area provides an area for outside seating during the warmer months of the year. There is a double garage with direct access to the utility room that lends itself to conversion should a potential purchaser have a need for further ground floor living accommodation.



Acorn Drive, Gayton, King's Lynn, Norfolk



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The position & size of doors, windows, appliances and other features are approximate only.

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Located in a pleasant cul-de-sac, this well-presented residence offers generous living accommodation of approximately 3500 square feet. The ground floor accommodation comprises: - large reception hallway, snug/home office, a front to back sitting room, conservatory, an L-shaped kitchen/diner, utility room and two WC's. The first floor offers, a galleried landing, five double bedrooms, two of which have en-suite bathrooms and a first floor study/additional bedroom. In addition, there is another bathroom and a separate shower room. A fantastic feature of the home is the size of the plot. The house sits centrally and offers plenty of parking and a pretty front garden. To the rear, the garden is mainly laid to lawn with bordering containing mature plants and shrubs and fruit trees. A large, paved patio area provides an area for outside seating during the warmer months of the year. There is a double garage that lends itself to conversion should a potential purchaser have a need for further ground floor living accommodation.



EPC Rating: C
Council Tax Band: E
Tenure: Freehold

Viewing by appointment with our
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