



Gaywood Road, King's Lynn

what3words; plank.player.latter

£265,000

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

Four bedrooms, room for the whole family and plenty of possibilities in the heart of Gaywood!

Looking for a family home where you won't have to compromise on space? With four bedrooms, two generous reception rooms and a fantastic location close to everyday amenities, this surprisingly spacious home could be just what you've been searching for!

Situated along the ever-popular Gaywood Road in King's Lynn, this substantial mid-terraced property offers the kind of accommodation that can comfortably adapt to busy family life. Whether you're looking for more room for the children, somewhere to work from home or simply space to spread out, there's plenty here to appreciate.

Step through the front door and into the entrance hallway, where you'll quickly discover that this home offers more space than you might expect.

To the front, the near 17ft living room is bright and welcoming, with a lovely bay window allowing natural light to fill the space. Imagine settling down on the sofa after a busy day, enjoying family film nights or simply having somewhere comfortable to put your feet up.

The separate 15ft dining room offers another wonderfully generous space. Whether it's Sunday lunch with the family, entertaining friends or creating an additional sitting area, the flexibility of having two substantial reception rooms is a real advantage.

Towards the rear, the 18ft kitchen provides plenty of worktop and storage space, with fitted units, an integrated oven and hob, and room for your everyday appliances.

A practical ground-floor shower room adds another welcome convenience, particularly for larger families, while access from the kitchen leads outside to the rear courtyard.

And the space certainly doesn't stop downstairs!

Upstairs, you'll find four well-proportioned bedrooms, giving everyone the opportunity to enjoy a little space of their own.

The principal bedroom is particularly impressive, measuring over 15ft and featuring an attractive bay window overlooking the front. The second bedroom is another generous double, while bedrooms three and four offer excellent flexibility for children, guests or those needing a dedicated home office.

A separate family bathroom completes the first floor, meaning the property benefits from both upstairs and downstairs washing facilities, a practical bonus for busy households.

Outside, the rear courtyard offers useful outdoor space, with the potential to explore creating off-road parking to the rear, subject to the necessary permissions, access rights and any required alterations.

And then there's the location.

Gaywood has long been a popular choice for families, and it's easy to understand why. With a variety of local schools, shops, supermarkets and everyday amenities nearby, much of what you need is conveniently close to home.

What really stands out about this home is just how much accommodation it offers.

Four bedrooms, two generous reception rooms, an 18ft kitchen and two bathrooms provide a fantastic starting point for a family looking for somewhere with room to grow.

A spacious, versatile home in a convenient Gaywood location, with plenty of opportunity to make it your own. Could this be the space your family has been looking for?

Tenure: Freehold

- Generous Mid Terraced House
- Four Well Proportioned Bedrooms
- No Onward Chain
- Two Generous Reception Rooms including bay fronted Living Room
- 18ft Kitchen/Breakfast Room
- Two Bathrooms
- Low Maintenance and Enclosed Rear Garden
- Potential to add Off-road Parking
- Sought After Location - Close to Local Schools, Shops and Other Amenities
- Gas Central Heating

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

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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.

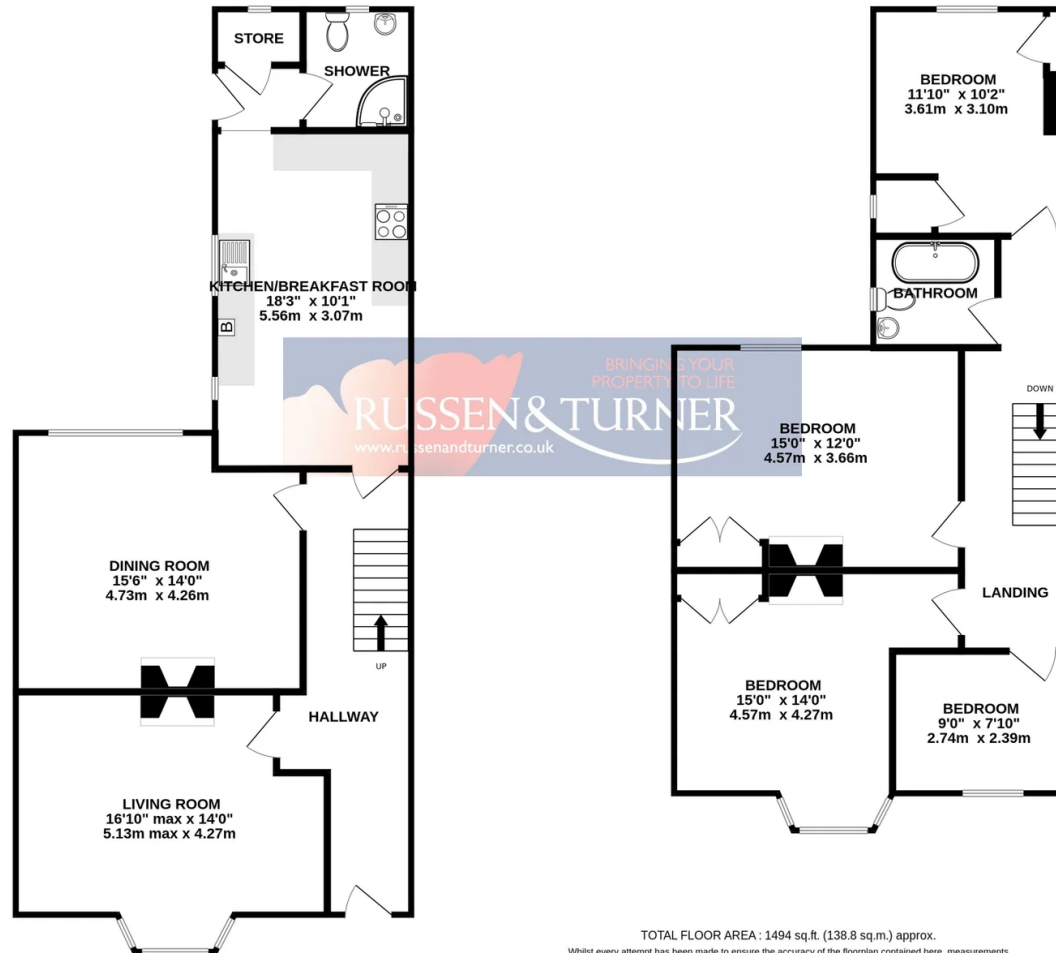
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GROUND FLOOR
795 sq.ft. (73.8 sq.m.) approx.

1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



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