

william  
h brown

Select

Gayton Road  
King's Lynn



A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME

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## 91 Gayton Road, King's Lynn, Norfolk, PE30 4EW

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### ENTRANCE HALL

Stairs to first floor, upright radiator, double glazed window, understairs cupboard, Porcelain tiled floor, door to:-

### KITCHEN/BREAKFAST AREA

Range of beautiful full height kitchen units, integrated fridge freezer, Neff oven, grill and microwave, Quartz work top, central island with drawers and cupboards below, inset sink with Quooker tap, built-in dishwasher, roof light window, large sliding double glazed doors opening onto the rear patio, Porcelain tiled floor, inset spotlights, double glazed window, radiator, opening to:-

### FAMILY AREA

Porcelain tiled floor, radiator, double glazed window, double glazed door to side elevation

### LOUNGE

Double glazed window, double glazed sliding doors to rear, fireplace with inset electric fire, carpet, double glazed window, opening to:-

### SNUG

Brick fireplace with timber mantle with inset gas fire, wood effect laminate floor, double glazed window, opening to:-

### UTILITY ROOM

Base and wall units, roll edge work top, inset circular sinks with mixer tap over, space and plumbing for washing machine and dryer, space for fridge freezer, wall mounted gas boiler, wood effect laminate floor, double glazed window and double glazed door to rear, loft hatch, inset spotlights, opening to:-







## PRINCIPAL BEDROOM

Wood effect laminate floor, double glazed window, radiator, double glazed patio doors to rear, door to:-



## EN SUITE BATHROOM

P-shaped bath with shower over and shower mixer tap, upright chrome towel rail, wash hand basin, low level WC, tiled walls, Porcelain tiled floor, inset spotlights.



### FIRST FLOOR LANDING

Double glazed window, radiator, oak flooring

### BEDROOM TWO

Double glazed window, to front and rear, two radiators

### BEDROOM THREE

Fitted mirror fronted wardrobes, double glazed window radiator

### BEDROOM FOUR

Double glazed window, radiator, wood effect laminate floor

### FAMILY BATHROOM

Walk-in tinted glass double shower unit with rainwater shower head, stand alone ball and claw bath with central mixer tap, low level WC, oval wash hand basin in oak cabinet with drawers and cupboards below with a granite work top over, ceramic tiled floor and walls, two wall lights, double glazed window, upright radiator .



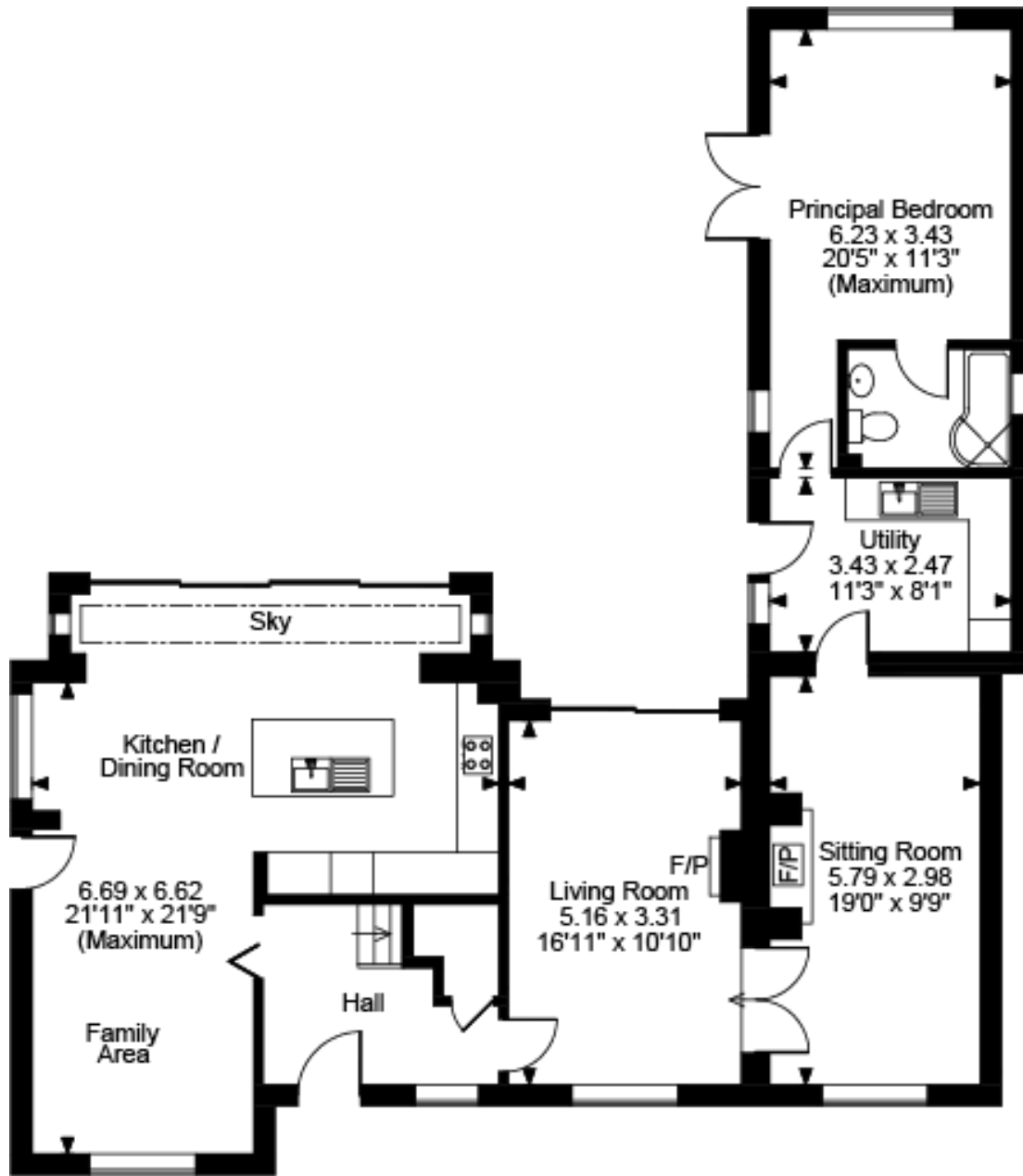


## EXTERNAL

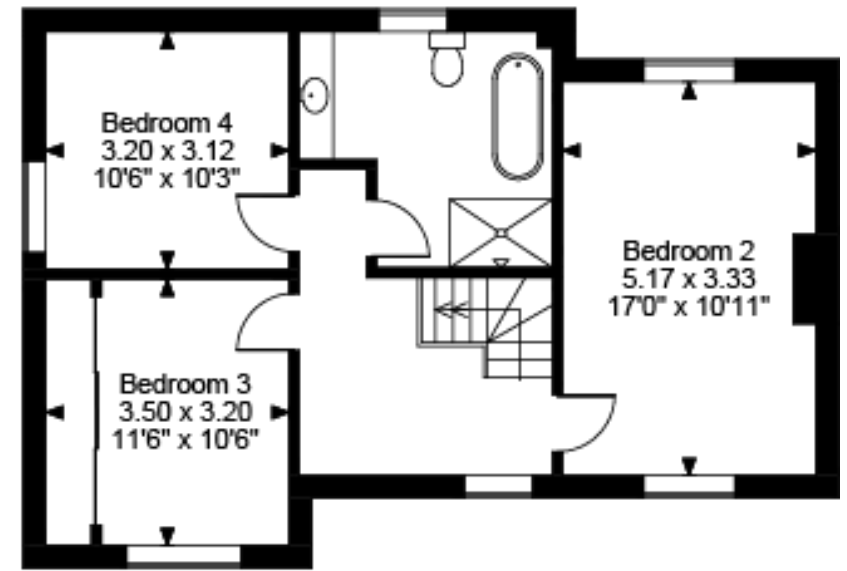
To the front the property is accessed via double gates which leads onto a large driveway giving off road parking for approximately four cars and leads onto a lawned garden with a variety of shrubs and mature trees. The rear garden has a large porcelain paved patio with steps onto the well established garden which is laid mainly to lawn with a large variety of shrubs and plants, there is an outside tap and electric points.



Gayton Road, King's Lynn



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

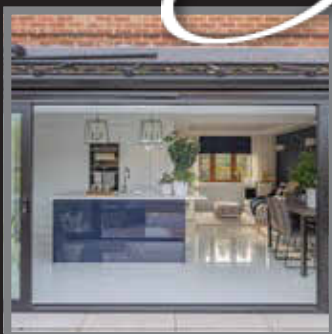
The position & size of doors, windows, appliances and other features are approximate only.

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# Select

£625,000

Located on the popular Gayton Road and being conveniently close to local amenities including shops, schools and the Queen Elizabeth Hospital together with easy access into the town centre and the A149 to the Royal Sandringham Estate and North Norfolk Coast. Kings Lynn town centre is well stocked with shops, restaurants, theatre and many other leisure facilities. There is also a main line station with rail links to Ely, Cambridge and London's Kings Cross Station. This stunning family home comprises entrance hall, L-shaped kitchen/breakfast room, family room, snug, utility room, ground floor bedroom, en suite bathroom, first floor landing, three bedrooms and a stunning family bathroom. The house layout lends itself to easily make a one bedroom annexe. Outside there is ample off road parking, large well screened front garden and a beautifully maintained rear garden with a large Porcelain patio area.



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

Viewing by appointment with our  
Select Consultant on

**01603 221797**

or email [select.norwich@sequencehome.co.uk](mailto:select.norwich@sequencehome.co.uk)

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1. MONEY LAUNDERING REGULATIONS 2003 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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable reproduction charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of the Home Information Pack and this must be obtained from your legal representative. 7. While we take care in preparing the HIP, 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.