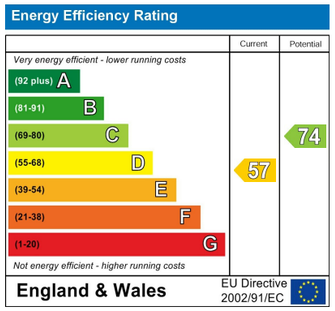
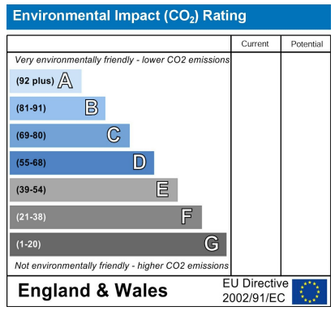
## DIRECTIONS

SATNAV: PE30 4ED




## NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

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**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order.We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

*This disclaimer must go on to all probate properties – new and exisiting:*

NORFOLK PROPERTY AUCTIONS



22 Gaywood Hall Drive Gaywood King's Lynn PE30 4ED

**TWO BEDROOM SEMI-DETACHED BUNGALOW**

**King's Lynn** **£125,000 Freehold**

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**GAYWOOD**
Situated in the popular residential area of Gaywood, King's Lynn, this property enjoys a convenient location with a wide range of everyday amenities close by. Families are well catered for with several well-regarded schools nearby, including Gaywood Primary School, Howard Junior School, King's Lynn Academy and King Edward VII Academy. The Gaywood Clock shopping area offers a variety of local shops, supermarkets, cafés, takeaways, a pharmacy and other essential services, while King's Lynn town centre is just a short drive or bus journey away, providing an extensive range of retail, leisure and dining options. Excellent transport links include regular bus services throughout King's Lynn and the surrounding villages, with King's Lynn railway station offering direct services to Cambridge and London King's Cross. The area also benefits from easy access to the A47, making commuting to Norwich, Peterborough and beyond straightforward. With nearby parks, green spaces and everyday amenities all within easy reach, Gaywood remains a popular choice for families, professionals and retirees alike.

**PORCH** 5'10 x 5'8 (1.78m x 1.73m)
Storage cupboard housing the gas and electric meter. Vinyl flooring, single radiator, two doors one leading to the kitchen one leading to the lounge.

**KITCHEN** 9'1 x 8'10 (2.77m x 2.69m )
Range of wall, base and drawer units with worktop over. Door and window to the side aspect. Single radiator and vinyl flooring. Also features a pantry and an airing cupboard.

**LOUNGE** 15'10 x 11'00 (4.83m x 3.35m )
Fitted carpet, radiator and a window to the front aspect.

**CONSERVATORY** 10'1 x 9'6 (3.07m x 2.90m )
Double radiator, tiled flooring and French doors leading to the rear garden.

**BEDROOM ONE** 12'11 x max 9'11 (3.94m x max 3.02m )
Fitted carpet, single radiator and patio doors that lead to the conservatory.

**BEDROOM TWO** 9'11 x 9'10 (3.02m x 3.00m )
Fitted carpet, window to the rear and a single radiator.

**BATHROOM** 7'9 x 5'7 (2.36m x 1.70m )
Three piece suite comprising of a W.C, a pedestal hand wash basin and a bath with electric shower over. Two windows to the side aspect.

**REAR GARDEN**
Including a garage and a shed is mainly laid to lawn with a variety of shrubs and trees. Longer than average rear garden.

**FRONT OF PROPERTY**
Mainly laid to lawn with flower bed to the front, set of double metal gate allowing access to the driveway.
Driveway leads onto another set of double metal gates allowing access down to the garage and a hardstanding area.

**AUCTION IMPORTANT INFORMATION**
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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** Being Sold via Secure Sale online bidding. Terms & Conditions apply.**
Located in Gaywood Hall Drive, this two-bedroom semi-detached bungalow offers a perfect blend of comfort and convenience. With a well-designed layout, the property features a welcoming reception room that provides an ideal space for relaxation and entertaining guests.

The bungalow boasts two spacious bedrooms, perfect for a small family or those seeking a peaceful retreat. The bathroom is thoughtfully appointed, ensuring all your needs are met. One of the standout features of this home is the lovely conservatory, which invites natural light and offers a serene spot to enjoy the garden views throughout the seasons.

The large, long rear garden is a true highlight, providing ample space for outdoor activities, gardening, or simply unwinding in a tranquil setting. This expansive outdoor area is perfect for those who appreciate nature and desire a private space to enjoy the fresh air.

Conveniently located close to local amenities, this property ensures that shops, schools, and other essential services are just a short distance away, making daily life both easy and enjoyable.

GROUND FLOOR




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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FOOD FOR THOUGHT









