




RUSSEN & TURNER
www.russenandturner.co.uk

Nicarda, Grimston Road, Gayton, King's Lynn, PE32 1QA

£279,995

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Set opposite open fields and the gently rolling Norfolk countryside, Nicarda is a charming detached two/three bedroom chalet bungalow, beautifully positioned on the edge of the ever-popular West Norfolk village of Gayton. This welcoming village offers a wonderful balance of rural tranquillity and everyday convenience, with a well-regarded primary school, village pub, butchers and further amenities all close at hand, making it an ideal setting for relaxed country living.

Occupying a deceptively spacious plot, the property provides off-road parking, a detached single garage and well-maintained lawned gardens to both the front and rear. The rear garden, in particular, offers an exciting opportunity to create your own private retreat, whether that's a peaceful haven for summer afternoons, space for keen gardeners to get creative, or an inviting area for entertaining family and friends.

Step inside and you are greeted by a welcoming entrance hall that immediately sets the tone for the light and flexible accommodation beyond. The dual-aspect living room is a standout space, flooded with natural light throughout the day. A feature front window frames the beautiful countryside views, drawing the outdoors in and creating a calm, relaxing environment, perfect for cosy evenings in or laid-back weekends.

The modern kitchen has been thoughtfully designed to maximise both storage and worktop space, offering practicality without compromising on style. Integrated appliances include a hob, oven and fridge freezer, making it ready for everyday living from the outset.

The ground floor continues to impress with a versatile dining room that flows effortlessly into a conservatory, providing an additional bright and airy living space overlooking the garden. This dining room could equally serve as a generous double bedroom, home office or snug, offering flexibility to adapt the layout to suit your lifestyle. Completing the ground floor is a well-appointed shower room.

Upstairs, the sense of space continues with two impressive double bedrooms. The principal bedroom measures an enviable 17ft and enjoys further far-reaching countryside views. It also benefits from a convenient W.C, and due to the generous proportions, offers exciting potential (subject to planning and building regulations) to create a luxurious en-suite bathroom.

Nicarda is a home full of possibility, ready to be enhanced, personalised and shaped around you. Whether you wish to add your own style a room at a time or reconfigure the layout to suit changing needs, this is a property that invites you to truly make it your own.

Tenure: Freehold

Property Type: Detached Bungalow

- Detached Chalet Bungalow
- Two/Three Bedrooms
- No Onward Chain
- Stunning Rural Setting - Looking Out on to Open Fields
- One/Two Reception Rooms
- Modern Kitchen
- Garage and Off-road Parking
- Set on Edge of Village - Close to Village Pub
- Oil Fired Central Heating
- Versatile Accommodation

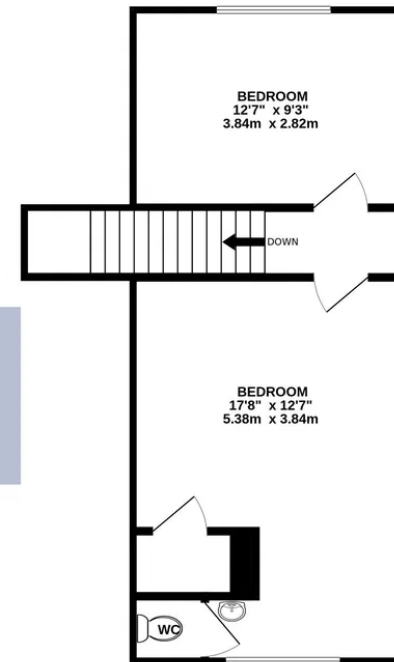
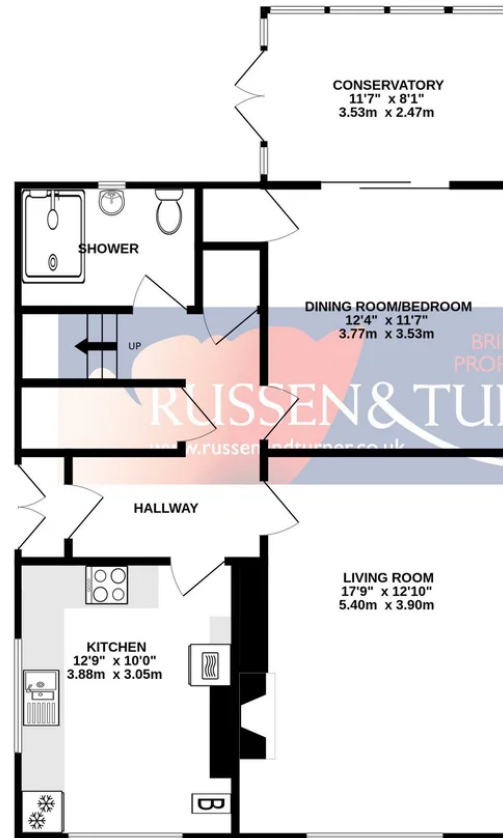
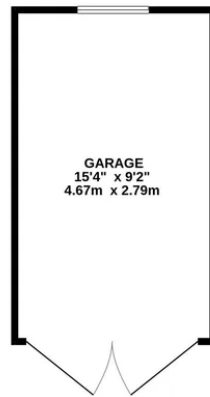
Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. 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.



GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.

1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1303 sq.ft. (121.1 sq.m.) approx.

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.
Made with Metropix ©2026