



2 Cedar Way, Gayton, King's Lynn PE32 1UT

£219,995

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Situated in the highly sought-after and well-served village of Gayton, this well-presented two double bedroom semi-detached home offers spacious accommodation, a generous garden, and excellent potential for first-time buyers looking to step onto the property ladder.

Offered to the market with no onward chain, the property benefits from oil-fired central heating and double glazing throughout and provides a comfortable and practical layout ideal for modern living.

The accommodation begins with an entrance hallway leading through to a generous lounge, providing a bright and welcoming space to relax. To the rear of the property is a 16ft kitchen/dining room, offering ample space for cooking, dining and entertaining, with views and access to the rear garden.

Upstairs, the first floor offers two well-proportioned double bedrooms, making the home particularly appealing for first-time buyers who may want additional space for a home office or guest room. The accommodation is completed by a bathroom fitted with a three-piece suite.

Externally, the property enjoys a front garden with driveway providing off-road parking and access to the garage. To the rear is a good-sized west-facing garden, ideal for enjoying the afternoon and evening sun, laid mainly to lawn with a patio seating area and enclosed by fencing.

Gayton remains a popular village location, offering a range of local amenities and convenient access to nearby towns, making it an excellent choice for buyers seeking village life with good connectivity.

Tenure: Freehold

Property Type: Semi Detached House

- Semi-detached house
- 2 Double bedrooms
- 16ft Kitchen / dining
- Garage
- Desirable village
- Generous plot
- Double glazed
- Oil central heating
- West facing garden
- No Chain

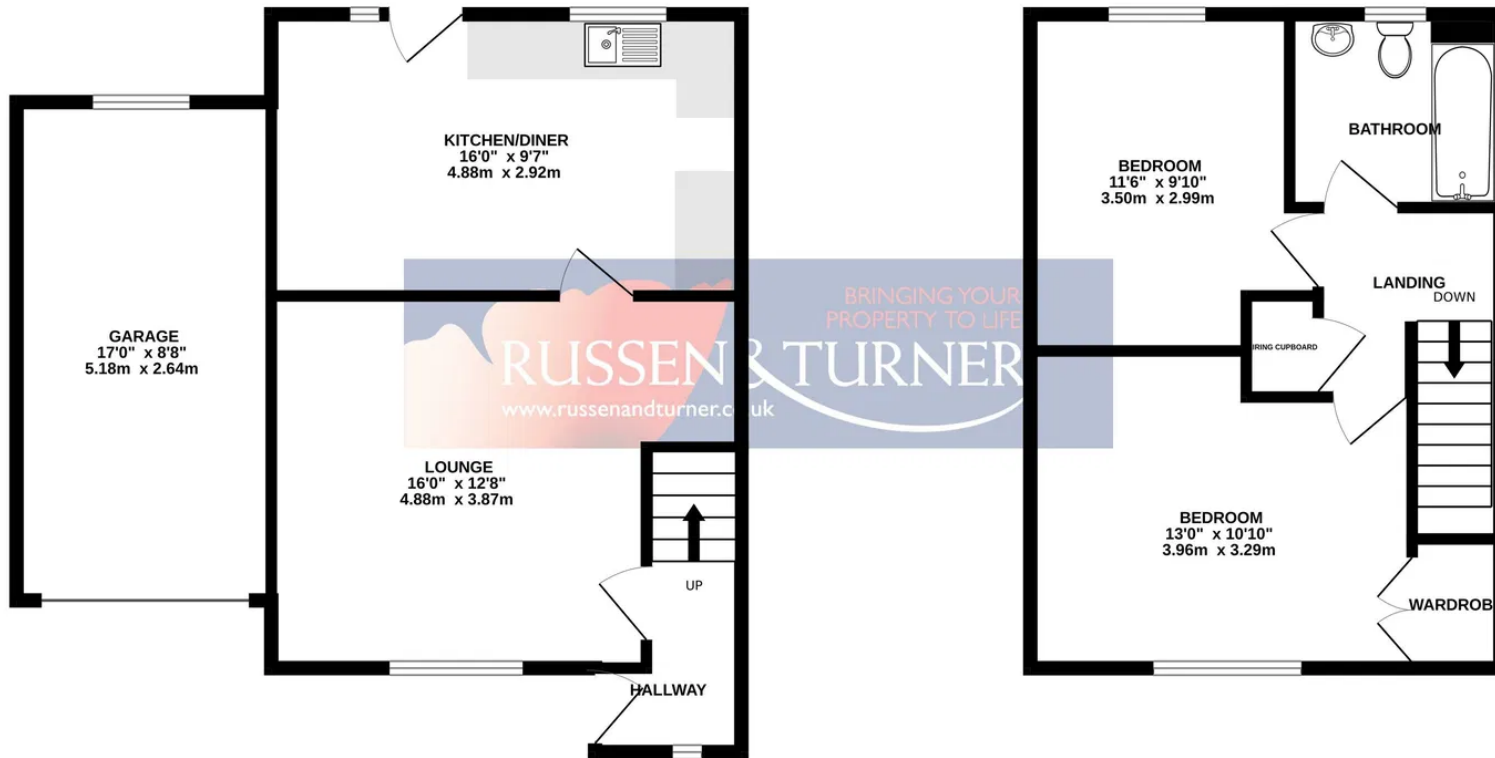
Disclaimer

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
518 sq.ft. (48.2 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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.
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