



THE STORY OF

6 Church View Lane

Gayton, Norfolk

SOWERBYS



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6 Church View Lane

Gayton, Norfolk
PE32 1PY

Four Double Bedrooms

Principal Bedroom with En-Suite

Open Field Views

Superb Open-Plan Living

Garden Room with Wood-Burning Stove

Separate Study/Family Room

Detached Double Garage

Landscaped Low-Maintenance Garden

Quiet Village Location

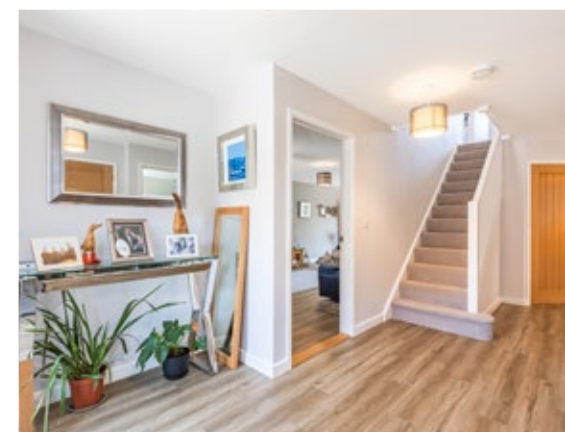
Close To Sandringham and Coast

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There are homes that immediately feel easy to live in, where the spaces naturally lend themselves to both busy family life and quieter moments. Occupied by the current owner since it was built just six and a half years ago, this beautifully presented modern home combines generous proportions with an enviable position, enjoying uninterrupted views across open fields towards Gayton's historic church and windmill. Despite this peaceful outlook, village life remains close at hand, while Sandringham Royal Estate and the picturesque village of Great Massingham are favourites with the current owner.

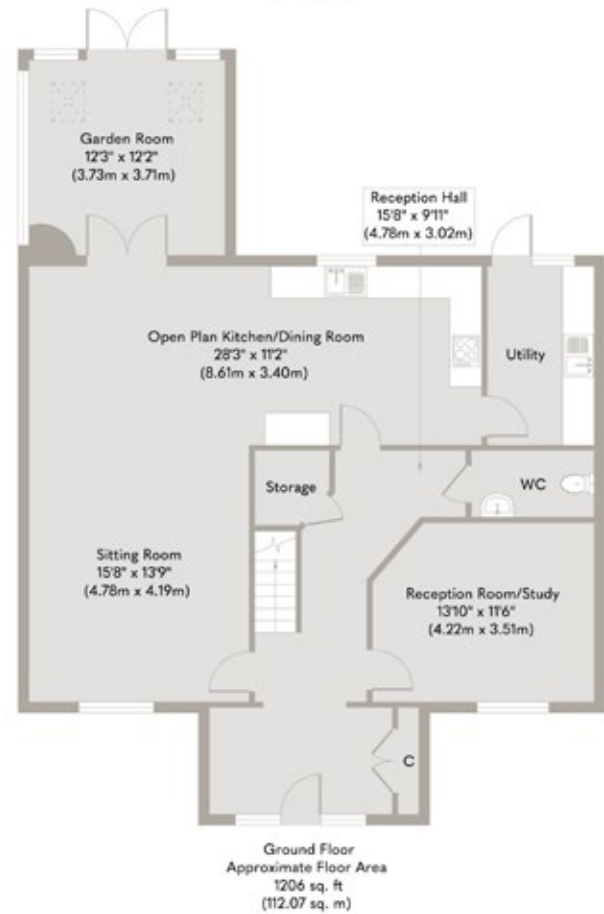
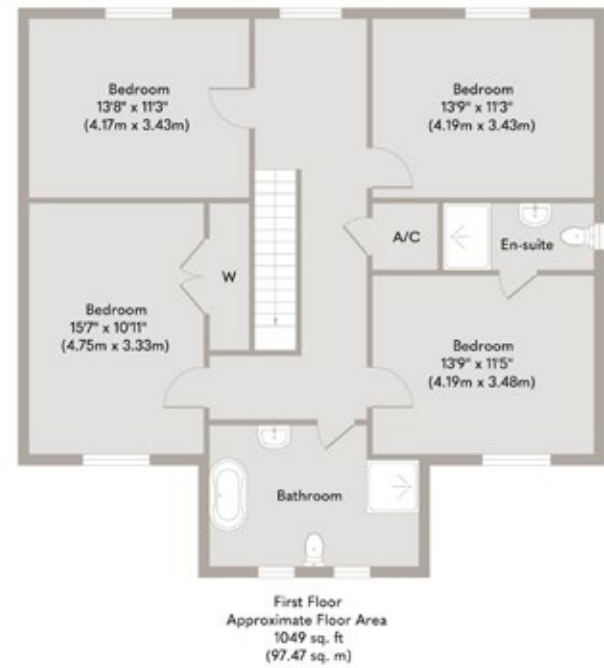
Stepping inside, the welcoming reception hall immediately sets the tone for the quality found throughout. Oak internal doors, tasteful décor and attractive flooring create a calm, contemporary feel. The sitting room offers a more intimate retreat when required, whilst the separate reception room provides valuable flexibility. Undoubtedly the social centre of the home is the superb open-plan kitchen and dining space. Designed for modern living, it combines sleek contemporary cabinetry with generous work surfaces, integrated appliances and a practical utility room tucked neatly alongside. Beyond, the delightful garden room extends the living accommodation beautifully. Bathed in natural light throughout the day and complete with a contemporary wood-burning stove, it provides a wonderfully relaxing space. During warmer months, bi-fold doors open seamlessly onto the terrace, allowing inside and outside living to become one.

Upstairs, four genuine double bedrooms provide comfortable accommodation. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, whilst the remaining bedrooms are all generously proportioned and served by an impressive family bathroom complete with both bath and separate shower.

Outside, the rear garden has been thoughtfully landscaped to remain attractive whilst requiring very little maintenance, allowing more time to enjoy rather than maintain. A circular entertaining terrace provides an inviting spot for al fresco dining, whilst mature planting softens the boundaries and frames the uninterrupted rural outlook beyond. Practicality has not been overlooked either. A detached double garage and generous gravel driveway provide excellent parking, while gated side access adds further convenience.

Spacious, quiet and reassuringly low maintenance, this is a home that offers all the advantages of modern construction whilst enjoying a setting that feels far removed from the ordinary.





Garage

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Gayton

A THRIVING COMMUNITY WITH
UNSPOILT RURAL CHARM

A popular rural village, Gayton has a primary school, a pub called The Crown which serves excellent food, a petrol station incorporating a shop and a post office, hairdressers, family owned butcher with a deli, playing fields and a pleasant allotment site with plots of varying sizes.

Nearby are the Sandringham Estate and the open beaches of North-West Norfolk. The area has good access to footpaths and bridleways and to the east is Peddars Way, a 93 mile long path from Suffolk to Holme-next-the Sea linking up with the Norfolk Coastal Path.

Gayton is a thriving village in West Norfolk at the centre of the Gayton Group of Parishes. St Nicholas Church is very much a part of village life and is currently seeing a revival.

Gayton has a good bus service to King's Lynn which is perched on the banks of the River Ouse and has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.



Note from the Vendor



“We would describe the home as spacious, quiet and low maintenance.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 0863-3868-7186-9001-4341.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///venturing.submerge.void

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SOWERBYS

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