


# Cedar Way, Gayton

**what3words; flaunting.prefer.nuance**

**£265,000**

**Bedrooms:** 3 | **Bathrooms:** 1 | **Receptions:** 2

Your first set of keys, a garden with room to play and a home that's ready to grow with you. Sounds pretty good, doesn't it? Just a short walk from the village primary school, this lovely three-bedroom semi-detached home offers a fantastic combination of comfortable living, practical space and modern energy-efficient features. With solar panels, an air source heat pump, off-road parking and a surprisingly generous rear garden, it's a home that's been thoughtfully equipped for modern family life.

Step inside and you'll discover a welcoming home with a layout that gives you the flexibility to live exactly how you want. The living room and dining room are two separate spaces, connected by a set of doors, allowing you to enjoy the best of both worlds. Keep them open for family gatherings, Sunday lunches and entertaining friends, or close them when you fancy a cosy film night or a little peace and quiet. The kitchen has been thoughtfully arranged to provide plenty of worktop and storage space, making everyday cooking that little bit easier. A ground-floor WC is another welcome practical touch, while internal access to the integral garage is ideal for busy households.

Upstairs, you'll find three comfortable bedrooms, including two generous doubles, both benefiting from fitted wardrobes. Whether you're creating a relaxing principal bedroom or somewhere for the children to make their own, there's plenty of room to settle in. The third bedroom is a particularly useful space, ideal as a child's bedroom, nursery, dressing room or dedicated home office. A modern shower room completes the first floor, giving you everything you need for comfortable everyday living.

And then there's the garden – a lovely surprise! Deceptively spacious and enjoying a good degree of privacy, the rear garden offers plenty of room for everyone to enjoy. Picture summer barbecues on the patio, children playing on the lawn or simply relaxing with a coffee in the sunshine. There's even room for a greenhouse and garden shed, making it equally appealing to anyone who enjoys a little gardening. To the front, a small garden and off-road parking add further everyday convenience.

One of the home's biggest advantages is its focus on energy efficiency. With an air source heat pump and solar panels already installed, these modern features offer an appealing alternative to more traditional heating arrangements and may help manage energy consumption and running costs.

And with the village primary school just a short walk away, the location is particularly appealing for young families, making those busy school mornings that little bit easier.

Three bedrooms, flexible reception rooms, an integral garage, modern energy-efficient features and a garden with room to enjoy life. Whether you're buying your first home or looking for somewhere your family can grow, this property offers a wonderful balance of comfort, practicality and possibilities.

A home for today, space for tomorrow and plenty of memories waiting to be made. Could this be the one?

**Tenure:** Freehold

**Property Type:** Semi Detached House

- Semi-Detcahed House
- Three Bedrooms
- Two Reception Rooms
- Modern Air Source Heat Pump
- Garage and Off-road Parking
- Solar Panels
- Popular West Norfolk Village
- Ideal First Home
- Enclosed Garden
- Walking Distance to Village School and Close to other Amenities

Disclaimer

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 £24.50 per client for this service.
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.
All measurements are provided as a guide and may not be exact.
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.
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.

Referral Disclosure

We may recommend / refer solicitors, mortgage advisers, surveyors and other property professionals who we believe provide a good service. Should you choose to use one of these providers, Russen & Turner may receive a referral fee. You are under no obligation to use any service we recommend and are free to choose your own adviser or provider.



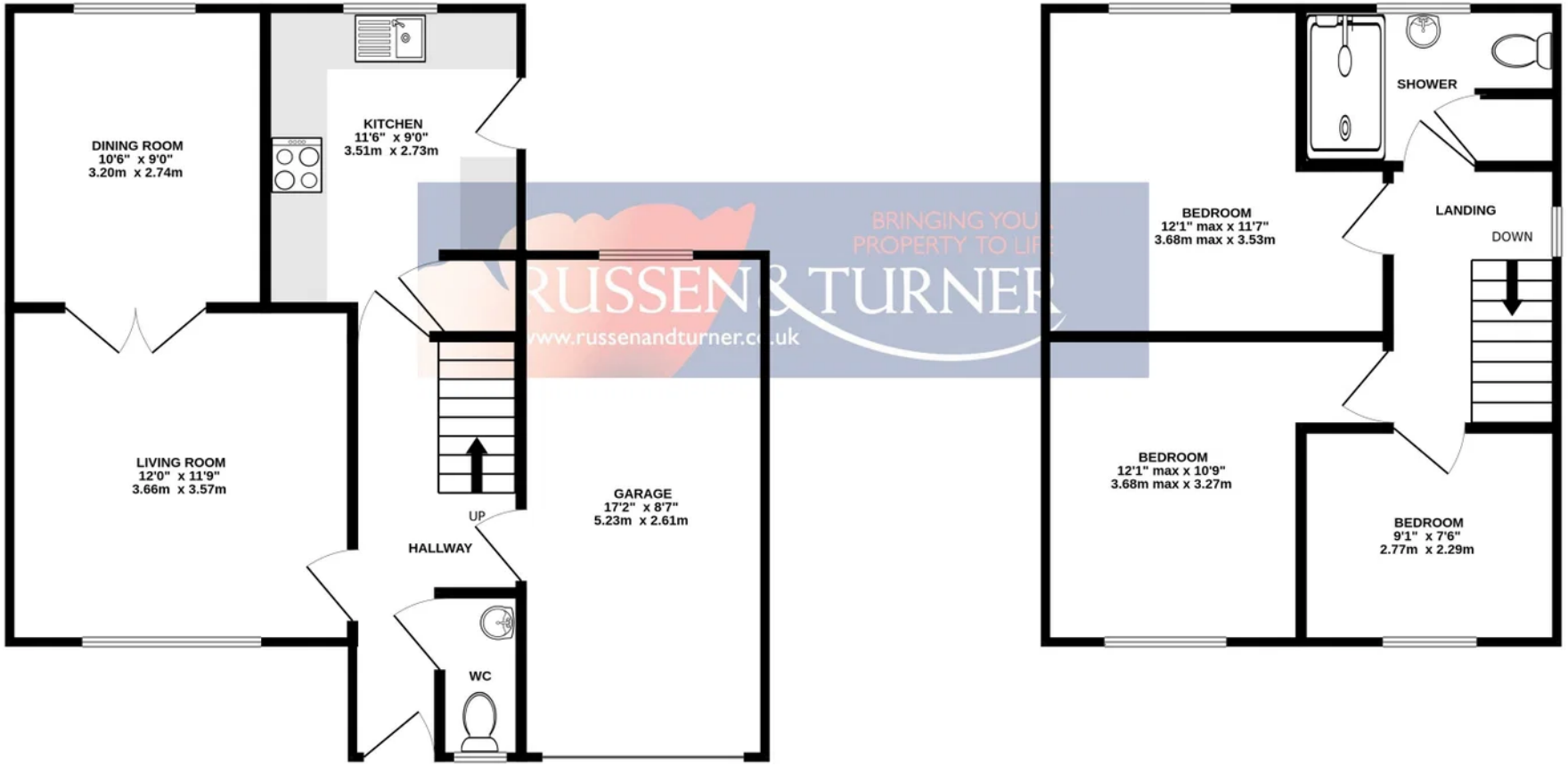





BOSCH

GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.




BRINGING YOU
PROPERTY TO LI
RUSSEN & TURNER
www.russenandturner.co.uk

TOTAL FLOOR AREA : 971 sq.ft. (90.2 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

RUSSEN & TURNER
www.russenandturner.co.uk

COMMERCIAL PROPERTY SURVEYORS & VALUERS
BUILDING & PARTY WALL SURVEYORS
ARCHITECTURAL DESIGNERS
**ESTATE AGENTS**

01553 768187