

Family home on 1/3rd acre - 96 Gayton Road, King's Lynn

Offers above £395,000

King's Lynn

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 3

Set on a generous south-facing plot of approximately a third of an acre, along the highly desirable Gayton Road in King's Lynn, this substantial four bedroom detached home offers an exciting opportunity for anyone looking to create something rather special. With spacious accommodation, attractive original parquet flooring, a double garage and extensive gardens, this is a property with enormous potential, just waiting for someone to make it their own.
Conveniently located within easy reach of the Queen Elizabeth Hospital, the property occupies a generous plot with plenty of space both inside and out. The accommodation begins with an entrance porch and welcoming reception hallway, both featuring attractive parquet flooring, which continues through into the generously proportioned lounge, adding warmth and character to the living space. There's also a separate study or reading room, with patio doors opening onto the rear garden, providing a lovely spot to sit with a morning coffee and watch the birds. The kitchen enjoys windows to both the front and rear, with an adjoining utility room, additional store room and access to the garden. A ground floor WC completes the downstairs accommodation.
Upstairs, a spacious landing leads to four bedrooms, including three doubles and a generous single, together with two separate shower rooms. Outside, the property really comes into its own. The extensive south-facing rear garden is a wonderful blank canvas, offering plenty of room for landscaping, entertaining or simply enjoying the sunshine. To the front, there's ample parking with further potential to create additional parking, a carport or further garaging, subject to the necessary consents. The existing double garage, complete with power and lighting, also offers exciting possibilities for conversion into additional living accommodation, subject to the relevant approvals.
There's no disguising that this is a home which would benefit from some updating and perhaps a little rethinking of the layout, but that's precisely what makes it so appealing. With its substantial south-facing plot, generous accommodation, attractive parquet flooring and sought after location, the opportunity to create a truly impressive family home is there for the taking.

N.B. The internal photo's have been 'de-cluttered' using Ai.

Property Type: Detached House

- Four bedroom family home
- Desirable Gayton Road
- South facing garden
- Approx. 1/3rd acre plot (sts)
- Ample parking
- Double garage
- Huge potential
- Beautiful parquet flooring
- Generous sized lounge
- Great opportunity

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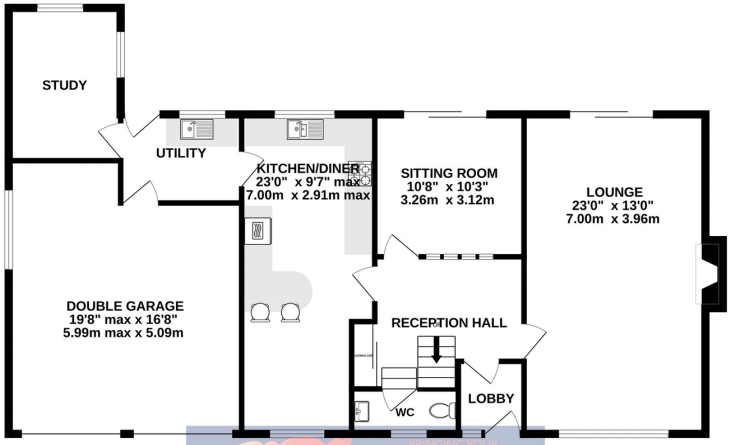

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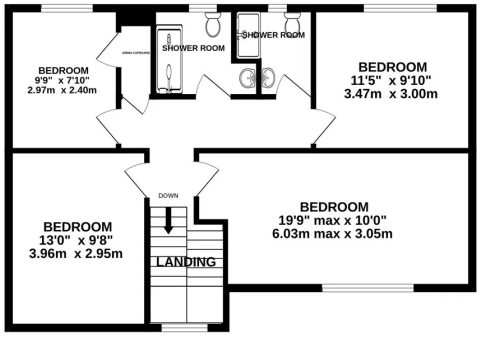


GROUND FLOOR
1208 sq.ft. (112.3 sq.m.) approx.



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1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 1919 sq.ft. (178.3 sq.m.) approx.

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