



29 Hills Crescent, Gayton

King's Lynn



Guide Price £250,000
Minors & Brady

29 Hills Crescent

Gayton, King's Lynn

Guide Price : £250,000 - £270,000. Set in the peaceful and well-connected village of Gayton, this well-presented semi-detached home offers spacious and versatile accommodation suited to a range of lifestyles. The bay-fronted lounge and dining area is light and generous, with solid oak flooring, a log burner, and French doors opening to the rear. The kitchen is modern and practical, complete with pantry storage and direct access to a separate utility room. A newly fitted shower room is also located on the ground floor, along with a flexible additional room that can be used as a fourth bedroom or home office. Upstairs, three further bedrooms are served by a newly fitted family bathroom. Outside, the private courtyard garden to the rear is paved for easy upkeep, while the lawned front garden and shingled driveway provide space for parking up to three vehicles.

- Guide Price : £250,000 - £270,000
- Well-presented semi-detached home offering flexible accommodation
- Three bedrooms with the potential for a fourth or ideal home office
- Generous lounge/diner featuring oak flooring, bay window, and log burner
- Contemporary fitted kitchen with pantry for additional storage
- Spacious and practical separate utility room
- Newly fitted ground floor shower room and family bathroom
- Double glazing throughout for added comfort and efficiency
- Private rear courtyard garden and lawned front garden
- Driveway providing off-road parking for up to three vehicles
- Situated in the peaceful and well-connected village of Gayton, close to countryside walks and essential amenities





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Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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Location

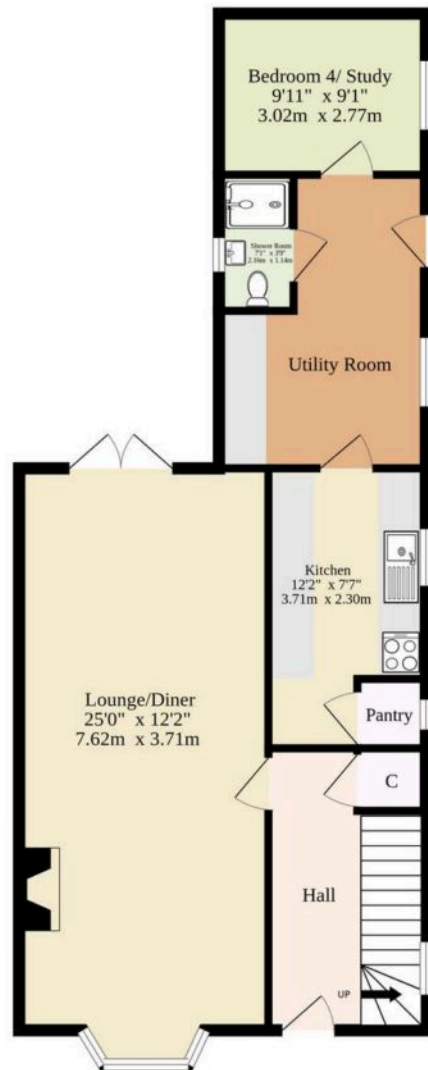
Hills Crescent is located in the peaceful and well-regarded village of Gayton, a popular West Norfolk location surrounded by open countryside yet offering excellent day-to-day amenities. Residents benefit from a local shop with Post Office, primary school, pub, hair salon, and active village hall, all within walking distance. The village also boasts a recreation ground with play area and sports facilities, fostering a strong sense of community. Gayton is well served by bus routes and lies just under 8 miles from King's Lynn, where a wider range of shopping, leisure facilities, and rail links to Cambridge and London are available. The area also offers easy access to the Sandringham Estate, scenic walking routes, and the beautiful North Norfolk coastline, making it an appealing spot for both families and those seeking a quieter lifestyle.

M&B Hills Crescent, Gayton

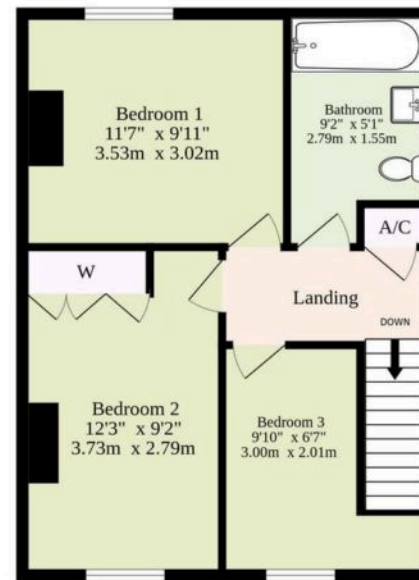
Step into the hallway, where a convenient understairs cupboard offers a practical storage solution right from the



Ground Floor
743 sq.ft. (69.0 sq.m.) approx.



1st Floor
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1380 sq.ft. (128.2 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.
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Minors & Brady
Your home, our market



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