

DIRECTIONS

SAT NAV: PE30 4DZ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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24 Gayton Road Gaywood King's Lynn PE30 4DZ

TWO BEDROOM COTTAGE FULL OF CHARM AND CHARACTER WITH
LARGER THAN AVERAGE REAR GARDEN

King's Lynn

£250,000 Freehold

01553 692828
sales@brittons.net





LOUNGE Fully tiled flooring, inset exposed brick fireplace with multifuel burner.	16'02 x 13'09 (4.93m x 4.19m)
KITCHEN Range of base and drawer units with worktop over. Modern high end kitchen, exposed surround brick, pantry, integrated dishwasher, butler sink with mixer tap over, space for range cooker. Stone tiled flooring	13'00 x 9'01 (3.96m x 2.77m)
CONSERVATORY Exposed brick walls, tiled and wooden staircase, Victorian column radiator.	9'8 x 9'3 (2.95m x 2.82m)
LANDING Exposed brick walls, tiled and wooden staircase, Victorian column radiator.	
MASTER SUITE Wood flooring, window to side aspect, column radiator, dowligheters.	15'04 x 8'03 (4.67m x 2.51m)
BEDROOM TWO Wood flooring, Window to side aspect, column radiator.	12'04 x 7'00 (3.76m x 2.13m)

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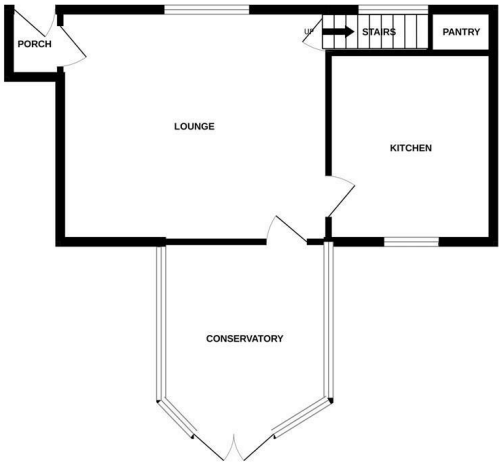
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Nestled on the charming Gayton Road in Gaywood, King's Lynn, this delightful grade two listed terraced cottage is a true gem, brimming with character and timeless appeal. Upon entering, you are welcomed into an inviting reception room that exudes warmth and comfort, offering an ideal setting for both relaxation and entertaining. The heart of the home is the beautifully appointed, high-end kitchen, complete with a striking butler sink and exposed brickwork that lends a touch of rustic elegance. This distinctive design feature continues onto the landing, creating a cohesive and visually captivating flow throughout the property. The lounge features a traditional fireplace and an exposed beam that enhances the cottage's authentic charm. From here, a bright and airy conservatory extends seamlessly from the living space, providing serene views of the picturesque cottage garden. This additional room offers a tranquil retreat, perfect for enjoying the changing seasons or hosting intimate gatherings. The property boasts two well-proportioned bedrooms, ideally suited for a small family, guests, or a home office. The bathroom serves as a luxurious sanctuary, featuring a roll-top bath and a separate shower cubicle, combining modern convenience with classic style. Traditional wooden latch doors throughout further elevate the cottage's character, ensuring every corner of the home feels thoughtfully crafted and full of personality. Whether you are seeking a peaceful escape or the charm of a vibrant community, this enchanting cottage on Gayton Road is sure to impress. This is a rare opportunity to acquire a home that perfectly blends modern comfort with quintessential cottage charm.

GROUND FLOOR



1ST FLOOR





