

**LANDLES**



**18 Field Road | Gaywood | King's Lynn**



**The 3 bedroom semi-detached house in a highly convenient & sought after location close to local schools, hospital and Gaywood amenities.**

*Long plot with potential for extension (STP).*

**Purchase Price £239,500**

Folio: F/232ss







- Entrance Hall
- Living Room/ Diner
- Kitchen
- Conservatory
- Downstairs WC



- 3 Bedrooms
- Bathroom
- Large Rear Garden
- Driveway & Front Garden
- Gas Rad CH & DG

**Gaywood** is an extremely popular location for its easy access to a wide variety of local amenities. Field Road, which is a no-through road, is particularly sought after due to being within a short walking distance to local primary & secondary schools, shopping facilities, surgery, catholic church, and the Queen Elizabeth Hospital. The town centre is about 1¼ miles away with regular bus services operating in the area. This location also offers easy access to the surrounding delightful Norfolk Countryside and renowned coastline, about a 25 minute drive away. Further transport links are available from King's Lynn including mainline railway to London Kings Cross via Ely & Cambridge.

**18 Field Road** is a 3 bedroom semi-detached house which benefits from an extensive rear garden and off street parking. The accommodation has been well maintained with gas fired radiator central heating and could provide further scope for future extension if required (STP). The accommodation comprises;

#### Entrance Hall

With UPVC part glazed entrance door, radiator, room thermostat for central heating system, electrical consumer unit, under stairs cupboard and stairs to the first-floor landing.

#### Living Room/Diner

22' 11" x 11' 2" (6.99m x 3.4m) (max)

With fireplace with wood surround & electric feature fire, 2 radiators and television aerial point.

#### Kitchen

18' 2" x 6' 7" (5.54m x 2.01m)

With fitted wall & base units, fitted worktops, stainless steel sink with drainer & monobloc tap, point & space for a freestanding gas cooker with extractor over, point & space for a washing machine, space for an under counter fridge/freezer, tiled floor & tiled surrounds, BT telephone point and radiator.

#### Conservatory

12' 7" x 8' 1" (3.84m x 2.46m)

With tiled floor, polycarbonate roof, single glazing and sliding patio door to the rear garden.

#### Downstairs WC

With low level WC, radiator, tiled floor and part tiled walls.

#### Stairs to First Floor Landing

With cupboard over the stairs housing "Baxi" gas fired boiler.

#### Bedroom 1

11' 3" x 10' 8" (3.43m x 3.25m) (max)

With radiator and cupboard space with shelving.

#### Bedroom 2

11' 4" x 9' 4" (3.45m x 2.84m)

With radiator and cupboard space with shelving.

#### Bedroom 3

8' 4" x 7' 3" (2.54m x 2.21m)

With radiator.

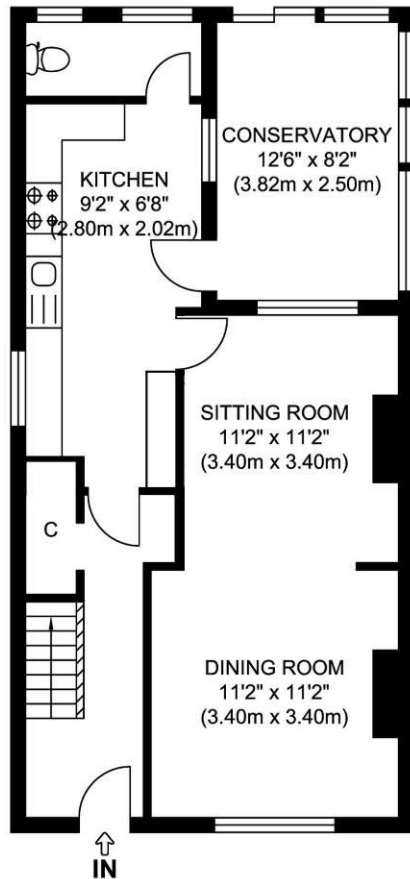
#### Bathroom

5' 11" x 5' 8" (1.8m x 1.73m)

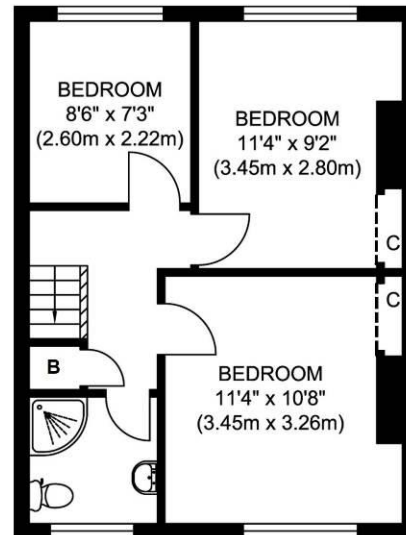
With low level WC, pedestal hand basin, corner shower cubicle with sliding doors, electric shower & hygienic wall cladding, remaining walls tiled, radiator and extractor.

#### Outside

The property sits on a long plot with the superb length rear garden as a particular feature. The garden is mostly laid to lawn with a concrete patio just off the conservatory and gravelled area. There are a couple of sheds and Aviary. The front the property is well set back from Field Road with a low level wall, driveway and low maintenance garden which is laid to gravel.



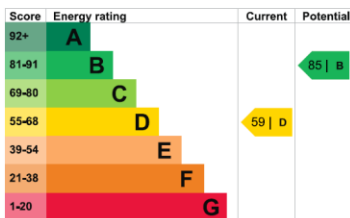
GROUND FLOOR



FIRST FLOOR

## 18 Field Road, Gaywood, PE30 4BE

Illustration for identification purposes only, measurements are approximate, not to scale.



**Energy Performance Certificate (EPC)** The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

**Services** All mains services are understood to be available. These services and related appliances have not been tested.

**Council Tax** Enquiries indicate the property is assessed at Council Tax Band "B" with a current annual charge of £1,504.47, 2021/2022.

**Tenure** Freehold. Vacant possession upon completion.

**Viewing** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**OFFER REFERENCING:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT:** ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

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# LANDLES

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