



LIME GROVE,
GAYTON PE32 1QU

BROWN & CO

LIME GROVE, GAYTON PE32 1QU

- Substantial, Extended, Semi Detached House
- Four Bedrooms and Three Bathrooms
- Fields Views
- Perfect for Large Family
- Very Spacious Ground Floor with Two Open Plan Living Spaces
- Parking and Garden
- Popular Village, End of Cul-du-sac
- Mainline Station to Ely, Cambridge and London Easily Accessed



INTRODUCTION

Brown & Co offers an extended and substantial, semi-detached, four bedroom, three bathroom dwelling with field views in Gayton, a sought after and well appointed West Norfolk Village.

LOCATION

Gayton is a highly sought-after West Norfolk village which lies approximately seven miles east of King's Lynn. The village is well known for its strong sense of community and selection of amenities which make the village one of the best appointed in the area. The recreation ground, football field and allotments are at the heart of the village as well as an award-winning butchers and deli counter, a garage with post office and sizeable general store, a fish and chip/takeaway and a historic pub, The Crown Inn. The existing school will be superseded in Autumn 2022 when a brand new 210 public primary school and 56 place nursery open on a new site in the centre of the village. Gayton is easily reached from King's Lynn by road and bus route. The hospital is a straight run of just over six miles away and the town itself is approximately seven miles where there is a large selection of high street stores, independent retailers and mainline station to Ely, Cambridge and London. The village green and playground can be reached on foot in approximately two minutes.

THE PROPERTY

The property has had a large extension some years ago which almost doubled the floor area of the property. The result is a spacious ground floor, having two large, open plan rooms which are perfect for modern family living. There is also a utility room, shower room and porch on this level. Upstairs, there are four bedrooms and a family bathroom, the master bedroom having an en-suite shower room.

The two reception rooms are of particular benefit and should be viewed to appreciate as they can accommodate a large family if needed. The open plan kitchen, dining and family room is a room people dream of having and the size is fantastic; there is even a wood burning stove to cosy around in the winter. The sitting room, adjacent, is of a similar size and has large sliding door to the garden.

Outside there is a driveway and rear garden set to borders, lawn, patio and sunken trampoline. There are some fantastic field views from two of the bedrooms with the master bedroom looking directly over farmland from the bed. The property is also at the end of a small cul-de-sac making it particularly safe for children with no passing traffic.

COUNCIL TAX BAND

The property is in Council Tax Band A.

SERVICES

Mains water, drainage and electric are connected. Oil Central heating. None of these services or appliances have been tested by the agent.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

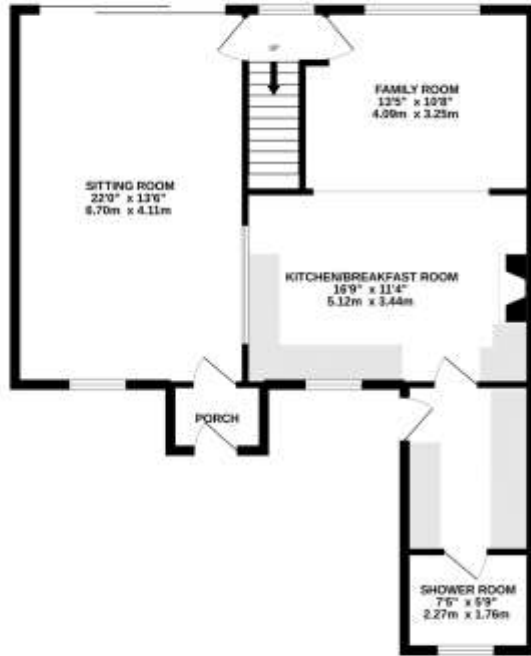
BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



GROUND FLOOR
796 sq.ft. (73.9 sq.m.) approx.

1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 1461 sq.ft. (135.7 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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IMPORTANT NOTICES

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