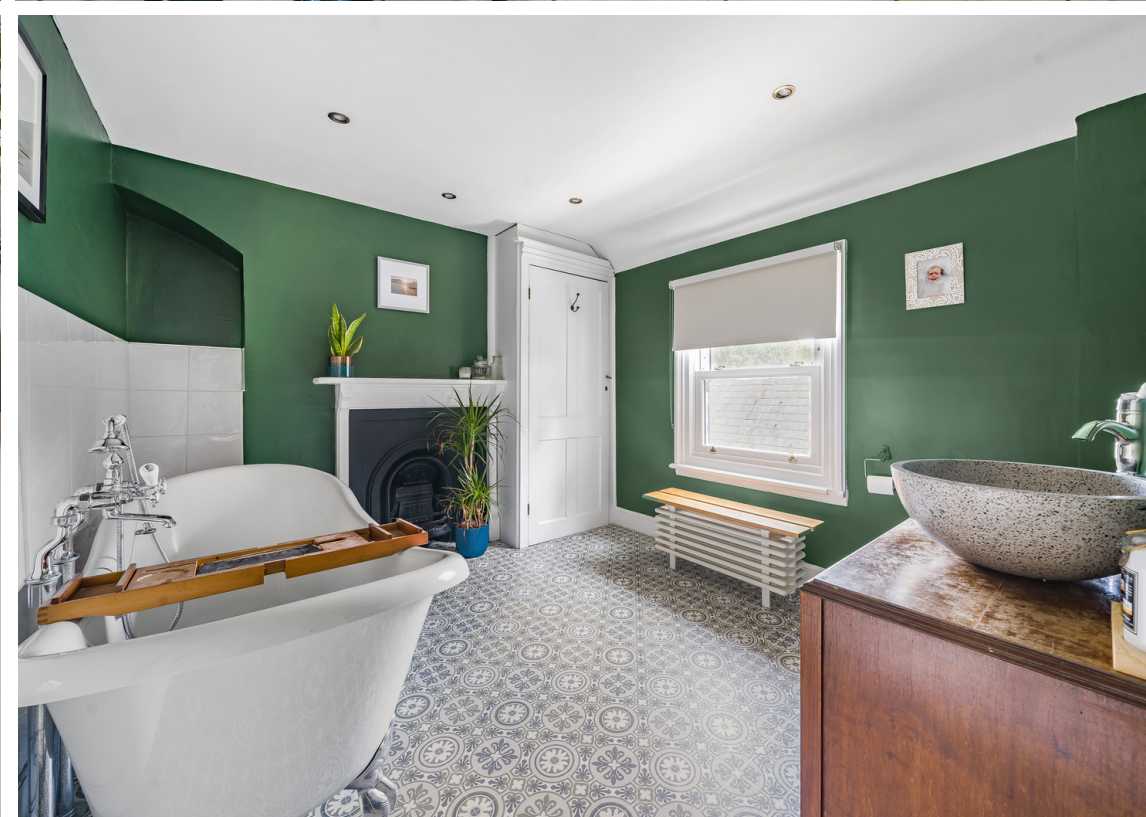




GAYWOOD ROAD
KING'S LYNN PE30 2PU

BROWN & CO



GAYWOOD ROAD, KING'S LYNN PE30 2PU

Stunning Period Town House

Four Double Bedrooms

Original Features

Beautiful Reception Rooms

Handmade Kitchen Units & Woodburner

Elegant Bathroom

Parking to Rear

Viewing Strictly by Appointment Only

Less than 10 Minute Walk to Mainline Station to Ely, Cambridge & London



INTRODUCTION

Brown&Co offers a beautiful example of a period town house in King's Lynn. The property is laid out over three floors and has impressive, spacious accommodation and retain period features. There are four double bedrooms and the house located within walking distance to the town centre and mainline station to Ely, Cambridge and London.

LOCATION

The property is on Gaywood Road in King's Lynn. The location is close to both primary and secondary schools, major supermarkets and town's mainline railway station with frequent services to Ely, Cambridge and London.

THE PROPERTY

Brown&Co offers an exceptional, fine example of a period town house in King's Lynn. Inspection of this fine dwelling is recommended to see the spacious layout and well proportioned rooms typical of the era. Inside, there is a reception hallway with mosaic tiled floor, sitting room, dining room and beautiful kitchen breakfast room fitted with handmade units, solid wood work tops

and wood burning stove. To the rear is a large utility boot room and door to the garden. On the first floor a split level landing leads to two double bedrooms, the master bedrooms having an entrance area and dressing room (or nursery bedroom five/study), contemporary shower room and stunning family bathroom. On the second floor are two further double bedrooms. The property retains some fine period features including some wonderful fireplaces but, also benefits from some modern comforts such as high quality replacement upvc sash windows to the front of the house.

Outside there is a front garden with lavenders and boxus hedging and there is a rear garden, laid to lawn and patio with mature borders and tree. There is also vehicular access to the rear via a track where there is a carport and second garage (for small car).

COUNCIL TAX BAND

The property is in Council Tax Band C.

SERVICES

Mains gas, electric, water and drainage are connected. None of these services or appliances have been tested by the agent. EPC - Band D.

VIEWING PROCEDURE

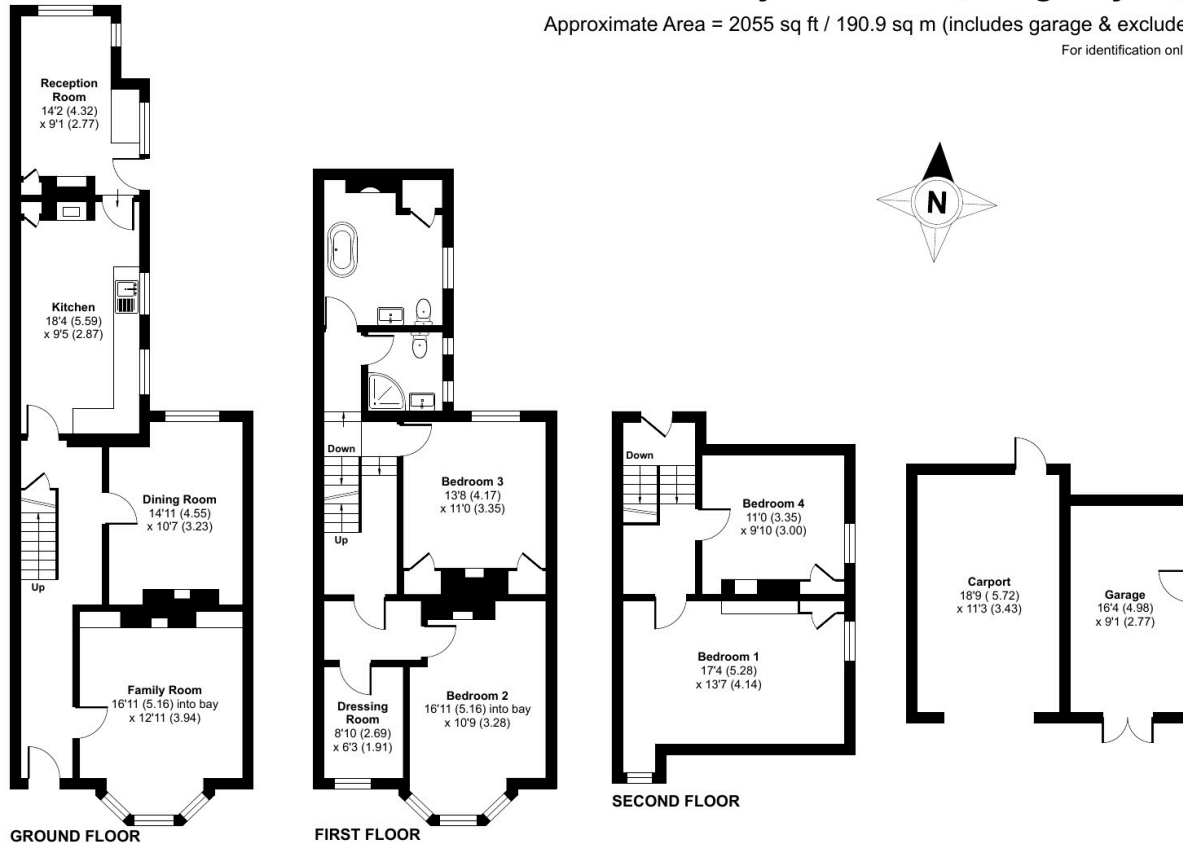
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

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.

Gaywood Road, King's Lynn, PE30

Approximate Area = 2055 sq ft / 190.9 sq m (includes garage & excludes carport)
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Brown & Co. REF: 985422

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