



THE STORY OF

# 7 Grimston Road

*Gayton, Norfolk*

SOWERBYS

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# 7 Grimston Road

Gayton, Norfolk,  
PE32 1QA

No Upward Chain

Beautifully Transformed and Extended Bungalow

Modern Kitchen/Diner with Open  
Access to the Sitting Room

Dining Room with Study Space

Three Bedrooms

Ample Parking

Generous Rear Garden with Good-Sized Patio Area

Spectacular Views

Viewing Highly Recommended

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“It’s peaceful and secluded - with a nice community...proper country living.”

A stunningly transformed bungalow, 7 Grimston Road embodies a chic and modern lifestyle. This exquisite property is offered for sale in impeccable condition, with no upward chain.

With great vision, our sellers have taken this once bare shell and transformed it into a show-home masterpiece. Every aspect has been meticulously upgraded, from the extension at the rear that now houses the coveted open-plan kitchen/diner, to the brand-new windows, central heating, doors, kitchen, and bathrooms - you name it, they have done it.

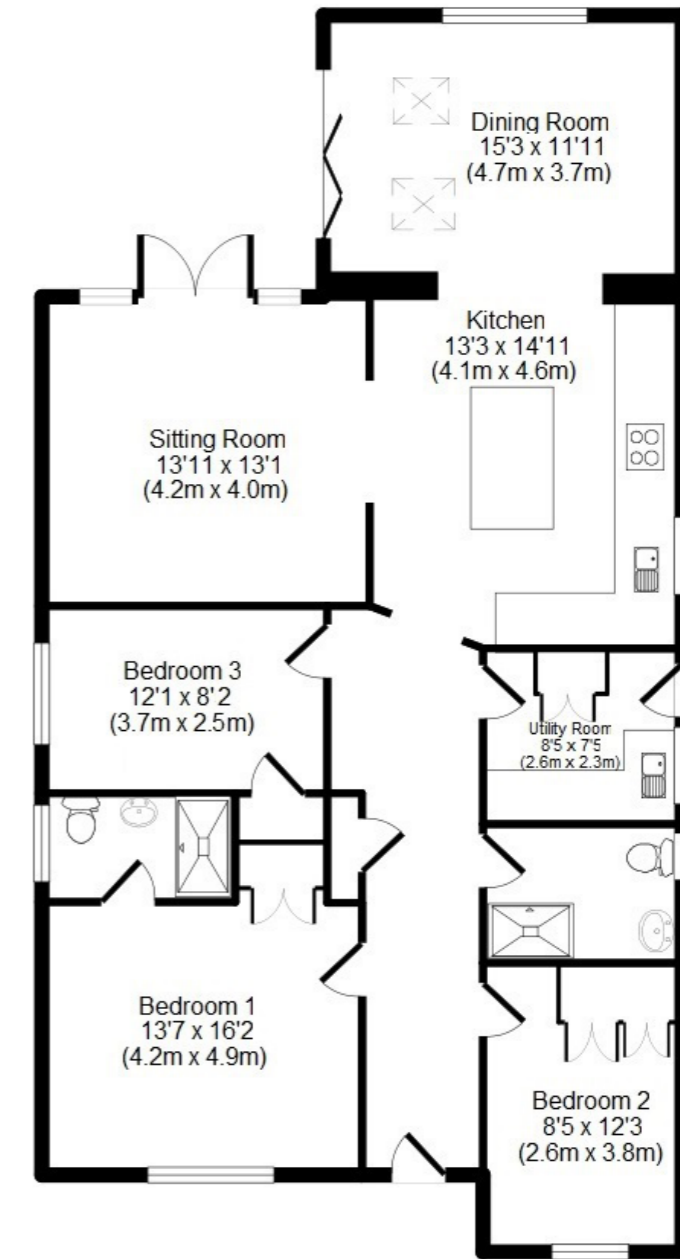
As you step through the front door, the reception hall gracefully guides you towards the bedrooms, now elegantly positioned at the front. All three bedrooms boast a generous double size, complete with built-in wardrobes. The principal bedroom offers its own en-suite shower room, featuring luxurious underfloor heating. Towards the front of the property, you’ll find the family shower room, boasting a contemporary design and the same comforting underfloor heating.



The hall seamlessly leads to the kitchen/diner and the inviting sitting room at the rear. The kitchen/diner, with its open layout, effortlessly flows into the sitting room, creating a space designed for entertaining on a grand scale. The kitchen itself is a work of art, showcasing exquisite granite worktops, an array of sleek base and wall units, and state-of-the-art appliances at your fingertips. The focal point of this culinary haven is the impressive kitchen island, complete with a generously sized breakfast bar - an ideal spot for unleashing your inner chef.

The added extension, with its vaulted ceiling, bi-fold doors that lead to the rear, and strategically placed Velux windows, floods this open-plan area with an abundance of natural light. It has become the natural dining space, perfect for hosting memorable gatherings. Our vendors have even created a study area within this space - a sanctuary for those who require a home office. Completing the living space is the sitting room, exuding a sleek design that manages to maintain a warm and cosy ambiance, making it the perfect retreat for relaxing late into the night.

Completing the accommodation is a spacious utility room, providing practicality and convenience.



APPROX GROSS INTERNAL FLOOR AREA: 1240 sq. ft / 115 sq. m

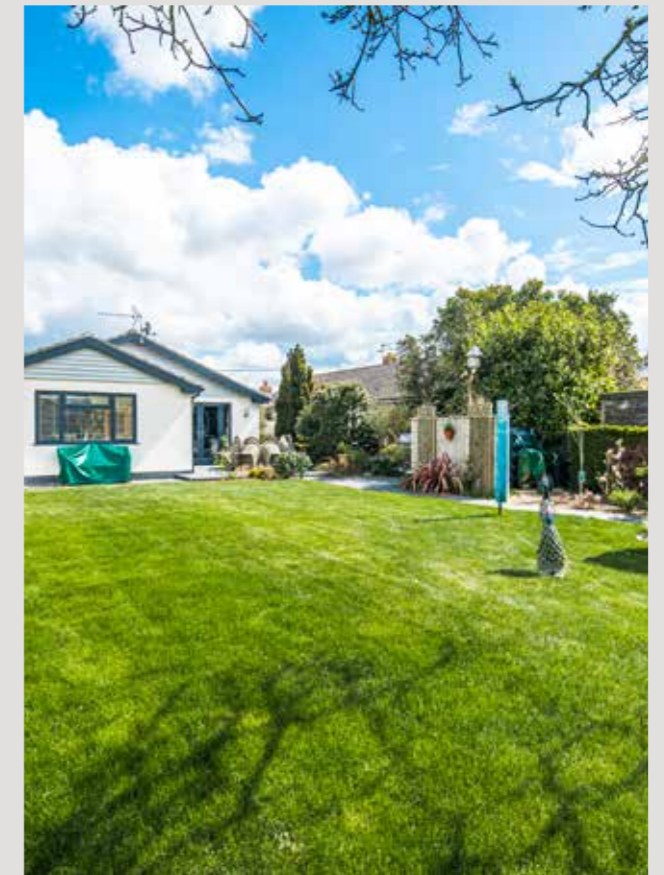
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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The outside space has also been elevated, now a sophisticated, yet comfortable space in which to enjoy the delightful setting. To the front, a gravel drive provides space to park multiple vehicles. Two side access gates lead to the rear garden and, although low maintenance, this is a space where you can recharge your batteries and also create long lasting memories during those beautiful sunny days.

There is a good-sized patio area which is accessible from the lounge and the dining area. Most of the garden is laid to lawn with flower beds and shrubs surrounding and there is access to a great-sized garden shed.

The views are rather spectacular with fields to the front and views of the church to the rear. With such a high standard of finish both inside and out, 7 Grimston Road is ready to welcome its new owners in, to begin making memories here.





ALL THE REASONS

# Gayton

IN NORFOLK  
IS THE PLACE TO CALL HOME



A popular rural village, Gayton has a primary school, a pub called The Crown which serves excellent food, a

petrol station incorporating a shop and a post office, hairdressers, family owned butcher with a deli, playing fields and a pleasant allotment site with plots of varying sizes.

Nearby are the Sandringham Estate and the open beaches of north-west Norfolk.

The area has good access to footpaths and bridleways and to the east is Peddars Way, a 93 mile long path from Suffolk to Holme-next-the Sea linking up with the Norfolk Coastal Path.

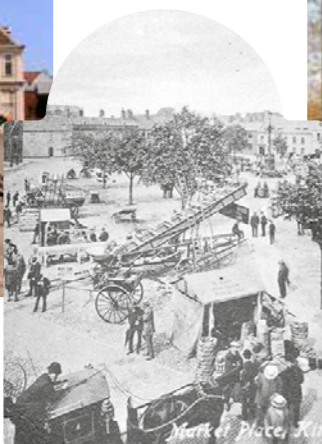
Gayton is a thriving village in West Norfolk at the centre of the Gayton Group of Parishes. St Nicholas Church is very much a part of village life and is currently seeing a revival.

Gayton has a good bus service to King's

Lynn which is perched on the banks of the River Ouse and has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.



Note from the Vendor



Sandringham House

“Sandringham is a great place to walk, and the coast is also wonderful to explore.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 1339-0924-8000-0201-5222

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///skinny.childcare.grudge

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# SOWERBYS



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