



## 37 Salters Road, Gaywood

Guide Price £300,000

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Gaywood, King's Lynn

Guide Price: £300,000 - £325,000. This spacious bungalow offers three well-proportioned bedrooms and two modern shower rooms, along with an additional loft room for storage or a home office. The open-plan living and dining room is perfect for entertaining, while the modern kitchen boasts ample cupboard space and views of the rear garden. Outside, the exceptional-sized garden, detached garage and gated private drive provide ample parking and endless possibilities for outdoor activities and gardening, with potential for property improvement or extension subject to planning permission.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





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### LOCATION

Nestled in the desirable location of King's Lynn, this property is located between excellent retail parks and the town centre, including several major supermarkets, to cover all shopping needs. Several schools and the College of West Anglia offer excellent educational opportunities for families. The close proximity to the Queen Elizabeth Hospital adds to the practicality of this location, providing quality healthcare services within easy reach. With swift access to the A47, this property offers seamless connectivity to major routes, alongside a direct rail line to London via Cambridge.

### THE PROPERTY

Upon entering the bungalow, you will be greeted by three well-proportioned bedrooms, each providing ample space for relaxation and comfort. With thoughtful planning in mind, this property



GROUND FLOOR

