

**LANDLES**



**“Acacia House” | 29 Field Road | King’s Lynn**



**The individual 4 bed, 2 bath family residence on a generous sized plot with favourable East West aspect. Situated on a no through road and most convenient for access to all amenities including Schools, Supermarkets and Queen Elizabeth Hospital.**

**Purchase Price £495,000**

Folio: F/237ts





- Entrance Hall
- Living Room - Dual Aspect
- Dining Room
- Breakfast Kitchen
- Utility Room & Downstairs WC



- Stairs to First Floor Landing
- 4 Bedrooms, 1 Ensuite
- Family Bathroom
- Detached Garage & Large Driveway
- Delightful West Facing Rear

"Acacia House" is an individually built, detached 4 bedroom family residence conveniently situated in a sought after area of Gaywood, just a stones throw away from Gaywood Primary School, Springwood High School and the Queen Elizabeth Hospital. Located on a no-through road, the property offers generous sized internal accommodation with two light & airy reception rooms and four double bedrooms with an ensuite to the master. There is gas fired radiator central heating, UPVC double glazing and modern flooring has been laid throughout. Benefitting from a favourable West facing aspect, the private rear garden of Acacia House is a particular feature with all principle rooms designed to overlook it. Stocked with many established bushes, shrubs and specimen trees, there are various sitting areas around the garden including a covered area at the rear of the garage previously used as motorhome storage under a canopy cover. The front of the property is neatly laid to brick weave and will comfortably accommodate multiple vehicles. **King's Lynn** is a historic market town nestled in West Norfolk which provides residents with access to a good range of amenities and convenient access to the surrounding countryside and renowned coastline. The town has a mainline railway station with line to London Kings Cross via Ely & Cambridge and the A47 trunk road provides access to Norwich and Peterborough, both around 1 hours drive. Locally there are various sports opportunities with nearby King's Lynn Golf Club, West Norfolk Rugby Club and water sport activities a short drive away at Snettisham Beach Sailing Club. The accommodation on offer includes;

#### Entrance Porch

With UPVC glazed front entrance door, tiled floor and door to the Reception Hall.

#### Reception Hall 14' 3" x 10' 1" (4.34m x 3.07m) (max measurements)

With cupboard, understairs cupboard, 2 radiators with thermostats and room thermostat for CH.

#### Living Room 26' 3" x 11' 9" (8m x 3.58m) (max into bay window)

Dual aspect with glazed doors from the Reception Hall, large bay window to the front, sliding patio door to the rear, fireplace with gas fire, 2 radiators with thermostats, television aerial point and BT telephone point.

#### Dining Room 12' 4" x 9' 8" (3.76m x 2.95m)

With glazed doors from the Reception Hall and radiator with thermostat.

#### Breakfast Kitchen 12' 4" x 11' 8" (3.76m x 3.56m)

With fitted wall & base units, fitted worktops, newly laid wood effect flooring, integrated eye level double oven, electric hob with extractor above, 1 & ½ bowl sink with drainer and monobloc tap, space for a dishwasher, space for an undercounter fridge/freezer and radiator with thermostat.

#### Utility Room 10' x 7' 1" (3.05m x 2.16m)

With fitted wall & base units, fitted worktop, newly laid wood effect flooring, 1 & ½ bowl sink with drainer and monobloc tap, space for a washing machine, space for a tumble dryer, wall mounted Worcester gas combi boiler, radiator with thermostat and UPVC external side door.

#### Downstairs WC

With low level WC, hand basin and tiled surrounds.

#### Stairs to the First Floor Landing

With wooden stair banister, airing cupboard with shelving and radiator, radiator with thermostat and hatch to roof space.

#### Bedroom 1 12' 4" x 10' 9" (3.76m x 3.28m)

With built in wardrobes and radiator with thermostat.

#### Ensuite

With low level WC, pedestal hand basin, shower enclosure with glazed door and thermostatic shower, tiled surrounds, extractor, radiator with thermostat and shaver point.

#### Bedroom 2 11' 9" x 10' 1" (3.58m x 3.07m)

With built in cupboards and radiator with thermostat.

#### Bedroom 3 11' 9" x 10' 1" (3.58m x 3.07m)

With built in cupboards and radiator with thermostat.

#### Bedroom 4 9' 1" x 8' 5" (2.77m x 2.57m)

With radiator with thermostat.

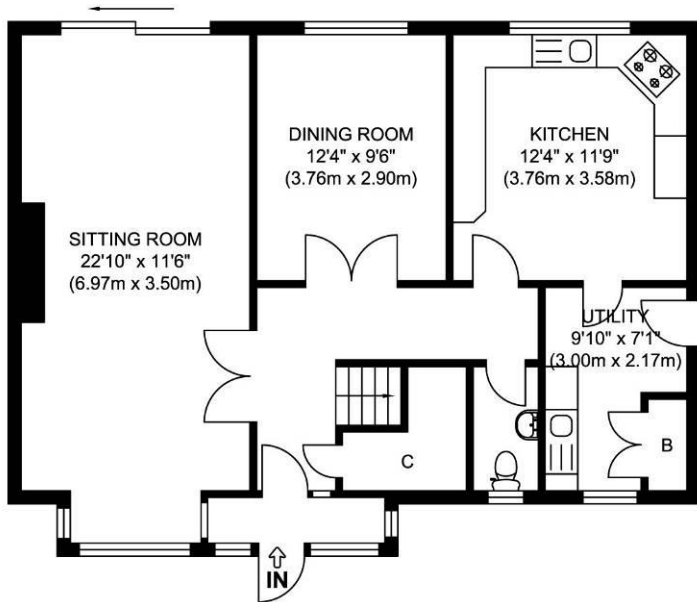
#### Bathroom

With low level WC, pedestal hand basin, bidet, bath with thermostatic shower and glazed screen, tiled surrounds and radiator with thermostat.

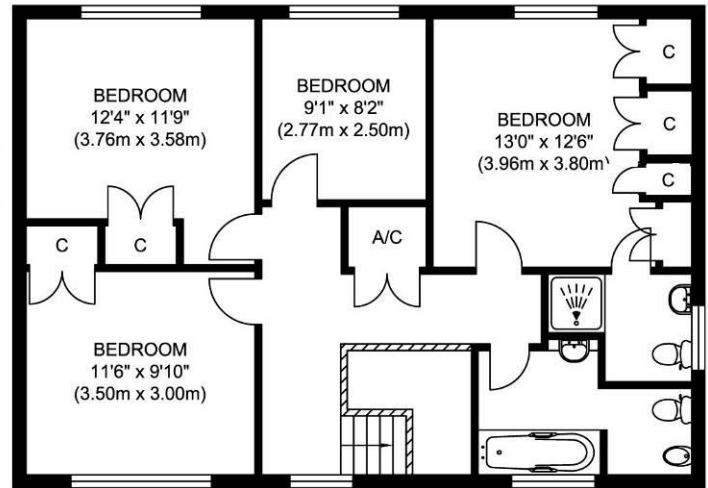
#### The Grounds

**Acacia House** sits on a generous sized plot with favourable East West aspects. Set back from Field Road and accessed via a pair of brick pillars, the front driveway is laid to brick weave and extends to the front & side. There is parking for multiple vehicles and easy vehicular access to the **Detached Garage** 19' 6" x 11' 9" (5.94m x 3.58m). Built to the previous owners specification of being able to park a motorhome, the clearance height is larger than normal and features an electric roller door, power, lighting and double doors at the rear to a concrete slab, additional parking if required or a pleasant, covered patio area. The rear garden of the property is a particular feature and being West facing, benefits from ample afternoon sun. There is a large paved patio at the rear of the house with the remainder being laid to lawn. The borders are well stocked with a range of well-established bushes, trees and shrubs including a superb magnolia tree and acacia tree.





GROUND FLOOR



FIRST FLOOR

TOTAL APPROX FLOOR AREA OF HOUSE 1568.84 SQ.FT. (145.75 SQ. M.)

## Acacia House 29 Field Road Gaywood PE30 4BE

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	79 C
39-54	E		
21-38	F		
1-20	G		

**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 "D" with a current annual charge of £2,090.90, 2023/2024.

**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.

**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

# LANDLES

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