



THE STORY OF

107 Gayton Road

King's Lynn, Norfolk

SOWERBYS

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King's Lynn, Norfolk
PE30 4EW

Detached Four-Bedroom Home

Principal Bedroom with En-Suite Shower Room

Three Reception Rooms

Just Over Half an Acre Plot (STMS)

Exceptionally Desirable Location

Games Room/Workshop

Double Garage

Abundant Potential

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“To have an area of outstanding natural beauty on your doorstep is amazing.”

Welcome to this exceptional four-bedroom detached home, nestled along a highly desirable road, adorned with characterful residences that seldom become available for sale.

This presents a rare and exciting opportunity to acquire an enviable residence with immense potential, set within mature gardens encompassing just over half an acre (STMS).

Upon entering, a natural flow permeates through the ground floor, with a circular motion seamlessly connecting the main reception rooms. These include a dining

room, study, kitchen/breakfast room, and sitting room, all boasting generous proportions that lend versatility to their function and use.

The sitting room exudes warmth and brightness, enhanced by a large feature bay window offering views over the expansive front lawn.

The property features a recently refurbished, well-equipped kitchen with ample work surfaces. It offers a delightful view and convenient access to the rear garden, making it a perfect gathering spot throughout the day.



Upstairs, three comfortable double bedrooms await, each boasting built-in wardrobes for added convenience, plus an additional fourth bedroom is a good size single room or further home office. The principal room benefits from an en-suite shower room, while all four bedrooms share access to a spacious family bathroom with a separate bath and shower.



Outside, the garden is a haven of tranquillity, gently divided into multiple sections to accommodate various needs.

Open lawn areas to the front and immediate rear provide ample space for relaxation and recreation, while a pool area offers the potential to create the perfect retreat on warm summer days.

Further, an extensively planted area at the far end adds to the natural beauty of the surroundings and a more secluded escape.

“The amount of space is such a pleasure to behold, and not possible in most houses.”

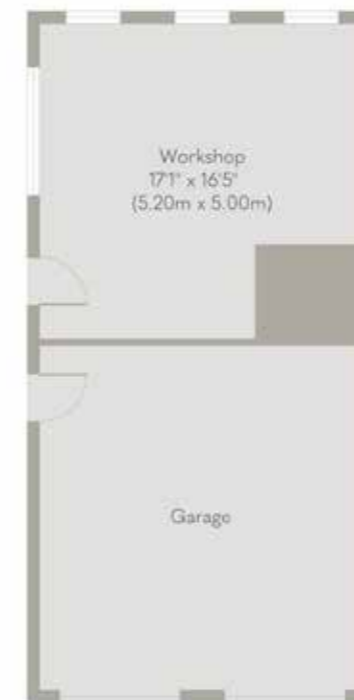
A workshop/games room space situated to the rear of the double garage serves as a versatile retreat for hobbies or hosting gatherings with family and friends, seamlessly blending indoor and outdoor living.

While elements of the home have been recently updated, there remains abundant potential to further enhance and personalize the residence, creating an exceptional family home to be cherished for years to come.

Don't miss this opportunity to make your mark on this remarkable property and create a haven tailored to your lifestyle and preferences.



First Floor
Approximate Floor Area
754 sq. ft
(70.05 sq. m)



Outbuilding
Approximate Floor Area
591 sq. ft
(54.94 sq. m)



Ground Floor
Approximate Floor Area
1,020 sq. ft
(94.75 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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ALL THE REASONS



King's Lynn

IN NORFOLK
IS THE PLACE TO CALL HOME



Perched on the banks of the River Ouse, King's Lynn 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.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



Note from the Vendor



“Our favourite view is from the back of the house to the bottom of the garden and the swimming pool.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 0234-3037-3205-3804-7200

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: ///visitor.speaking.yield

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SOWERBYS



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