



THE STORY OF

35 Lynn Road

Gaywood, Norfolk

SOWERBYS



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Gaywood, Norfolk
PE30 4PR

Four-Bedroom Home Blending Timeless
Period Features with Modern Functionality

Two Elegant Reception Rooms Each
With its Original Fireplace

Cosy and Atmospheric Space Ideal for
Family Meals and Entertaining

Bright Garden Room

Versatile Ground Floor Accommodation

Low-Maintenance Garden with
Mature Plants and Trees

Covered Decking Area

Convenient Location Close to Amenities,
Schools, and Excellent Transport Links

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This superbly characterful and uniquely charming four-bedroom Victorian home perfectly blends timeless period features with modern-day functionality. Lovingly cared for by the current owners for over 22 years, the property has been thoughtfully adapted to meet the demands of family life while retaining its historic elegance and vibrant personality, making it the ideal setting for creating lasting memories.

The ground floor is welcoming and versatile, featuring two elegant reception rooms, each with a feature fireplace which adds a touch of heritage and warmth. The dining room, enhanced by a log burner, provides a cosy yet atmospheric space for family meals or entertaining. This flows seamlessly into the garden room, a spacious, bright and airy retreat. A thoughtfully designed kitchen anchors the home, while a ground-floor shower room offers practicality for busy households. A further flexible space, currently used as a gym, completes this level and provides scope for various lifestyle needs.

The first floor offers well-proportioned accommodation, including the principal bedroom and a second double bedroom, both exuding space and charm. Additionally, a larger single bedroom and a smaller single provide flexibility for family living, with one room re purposed as a dedicated dressing area—a luxurious yet functional feature. The main bathroom, although compact, offers a sumptuous and tranquil space for relaxation.



Our home is unparalleled, functional and convenient.



Outside, the garden is a low-maintenance oasis filled with a wonderful variety of mature plants and trees, including a striking palm tree that lends an exotic flair to the surroundings. A covered decking area provides a sheltered spot for al fresco dining or simply unwinding with a good book, making the garden a retreat for all seasons.



Situated close to excellent amenities, schools and transport links, this Victorian home combines elegance, practicality and a lifestyle-oriented design, making it a truly exceptional property. Whether hosting lively gatherings or enjoying quiet moments in the garden, this home provides the perfect setting for every chapter of life.



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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Gaywood

A VIBRANT COMMUNITY
TO CALL HOME

Located on the out-skirts of King's Lynn, is a charming residential area that offers a delightful blend of convenience and natural beauty. Gaywood provides easy access to a host of amenities while retaining a peaceful and welcoming atmosphere.

Residents of Gaywood can enjoy the convenience of nearby shopping centres, restaurants, and entertainment options. The area boasts a good selection of schools, making it an ideal location for families. For those seeking outdoor activities, Gaywood is surrounded by picturesque countryside, offering opportunities for leisurely walks, cycling, and exploring the natural beauty of Norfolk.

The nearby town of King's Lynn provides additional attractions, including historical architecture, cultural events, and a bustling market offering fresh local produce and artisan goods.

Overall, Gaywood presents a wonderful opportunity for individuals and families seeking a balance between urban conveniences and a tranquil, scenic environment in the heart of Norfolk.



Note from the Vendor



“Our home is full of character, and we have tried to retain as many of the original features as possible whilst still making it modern and practical.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating and log burners.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 2664-3944-9209-6204-5200

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: ///retailing.coaster.parks

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SOWERBYS

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Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1989 —

 East Anglian
Air Ambulance

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