



De Grey Road, Gaywood

**SOWERBYS**

Nestled in a friendly and sought-after neighbourhood, this charming semi-detached home offers the perfect blend of comfort and convenience. Step inside to find a welcoming lounge, ideal for relaxing after a long day, additionally benefitting from a bright dining room—perfect for family meals or entertaining friends. The well-equipped kitchen offers ample space for all your essential appliances. Upstairs, three generously sized bedrooms, all with fitted wardrobes, provide peaceful retreats for the whole family. The family bathroom, complete with a bath and shower, invites you to unwind, while a separate WC adds extra practicality.

Outside, a gravel driveway offers hassle-free parking for two cars, while the fully enclosed rear garden provides a private oasis for summer barbecues, children's play, or simply soaking up the sunshine. With schools, shops, and the hospital all within easy reach, this is more than just a house—it's a place to call home.

#### **KING'S LYNN**

Located on the banks of the River Ouse, the popular town of King's Lynn is steeped in maritime history, with its fishing port still widely used today. From the much filmed old medieval centre around King's Lynn Minster to the redeveloped and pedestrianised Vancouver Shopping Centre. The town has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley,

swimming pool, football club, cinema, theatre and three impressive churches. There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library. The town holds weekly markets and many events throughout the year. King's Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10. There is a mainline rail link via Cambridge to London King's Cross, approximately 1 hour and 40 minutes. The Sandringham Estate is about 5 miles away with attractive walks through the woods. Slightly further away is the North Norfolk Coastline with its beautiful long, sandy beaches.

#### **AGENTS NOTE**

Photographs taken prior to current tenancy.

#### **COUNCIL TAX**

Band A.

#### **ENERGY EFFICIENCY**

C. The reference number or full certificate can be obtained from Sowerbys upon request. To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number.

#### **LOCATION**

What3words: ///scouting.slowness.forehand



# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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