



Winch Road, Gayton

SOWERBYS

This three bedroom detached bungalow is nestled in the heart of an incredibly popular village. This property offers an exceptional blend of ease and comfort.

As you approach the bungalow, you'll immediately notice the ample driveway parking which can easily accommodate multiple vehicles. This feature ensures that you and your guests will never have to worry about finding a parking space.

The bungalow boasts a low maintenance garden that provides a serene outdoor retreat. Whether you're an avid gardener or simply enjoy relaxing in a peaceful setting, this space offers the perfect balance of beauty and practicality.

The kitchen is well-appointed with ample counter space and storage options, making meal preparation a breeze. The living and dining areas are bathed in natural light, creating an inviting ambiance for gatherings or relaxation.

The property features three generously sized bedrooms, each offering privacy and comfort. Whether you need a home office, a guest room, or a cosy sanctuary, these rooms can easily adapt to your needs. Additionally, the bathroom is set to be modernised before a new tenancy, ensuring that you'll have a fresh and contemporary space to relax.

GAYTON

A popular rural village, Gayton has a primary school, a pub called The Crown which serves excellent food, a petrol station incorporating a shop and a post office, hairdressers, family owned butcher with a deli, playing fields and a pleasant allotment site with plots of varying sizes. Nearby are the Sandringham Estate and the open beaches of north-west Norfolk.

The area has good access to footpaths and bridleways and to the east is Peddars Way, a 93 mile long path from Suffolk to Holme-next-the Sea linking up with the Norfolk Coastal Path. Gayton is a thriving village in

West Norfolk at the centre of the Gayton Group of Parishes. St Nicholas Church is very much a part of village life and is currently seeing a revival.

Gayton has a good bus service to King's Lynn which is perched on the banks of the River Ouse and 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.

AGENTS NOTE

Photographs taken prior to current tenancy

COUNCIL TAX

Band C.

ENERGY EFFICIENCY

D. 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://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

LOCATION

What3words: ///stuns.snap.hopefully



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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