



## 17 Field End Close | Gaywood | King's Lynn



**The modernised 3 bedroom link-detached bungalow positioned in the corner of a cul-de-sac in Gaywood, most convenient for access to local amenities.**

*West Facing Garden & raised terrace with panoramic views.*

*Driveway & Attached Garage.*

*No Onward Chain.*

**Purchase Price £285,000**

Folio: F/242ts





- Entrance Porch
- Living Room
- Kitchen / Diner
- Inner Hall
- 3 Bedrooms



- Shower Room
- Driveway & Gardens
- Gas Central Heating & Double Glazing
- Attached Garage
- No Onward Chain

**Gaywood** is a popular residential location situated only a short 10 minute drive outside of King's Lynn town. The area is well stocked with a wide range of amenities including supermarkets, conveniences, library, doctors surgery and pharmacy to name a few, with several primary and secondary schools close by. Field End Close, adjoining 'Newlyn' is particularly sought after for its close proximity to the Queen Elizabeth Hospital which is within walking distance. Additional amenities can be found in King's Lynn town centre and on the Hardwick Retail Park with a range of national retailers. There are good transport links with regular bus services, A47 trunk road to Norwich & Peterborough, A10 to Ely & Cambridge along with mainline railway to London Kings Cross. Being positioned in West Norfolk means that the renowned North Norfolk coastline is within easy reach, as is the Royal Sandringham Estate accessed within 15 minutes. **17 Field End Close** is a link detached 3 bedroom bungalow which has benefitted from a scheme of modernisations within recent years. Positioned on a cul-de-sac of similar properties, the accommodation is well laid out internally and has been fitted with contemporary fixtures & fittings. The garden, which wraps around the side and rear, boasts a South/West facing aspect with a raised walled terrace area ideal for alfresco evening dining. There is ample off road parking on the brickweave driveway and a useful attached garage for storage. The accommodation comprises;

#### Entrance Porch

4' 3" x 3' 11" (1.3m x 1.19m)

With glazed front entrance door and door to;

#### Living Room

15' 7" x 13' 5" (4.75m x 4.09m)

With laminate flooring, feature fireplace with marble surround & gas fire, points for wall lights, radiator with thermostatic valve, room thermostat, BT telephone point, skinned ceiling, skirting & coving.

#### Kitchen / Diner

19' x 9' 11" (5.79m x 3.02m) (max)

Dual aspect with fitted shaker style wall & base units, fitted wood effect worktops, plate rack, ceramic sink with drainer & monobloc tap, integrated eye level double electric oven, 5 ring gas hob with extractor above, integrated dishwasher, integrated undercounter fridge, wall mounted gas boiler, tiled surrounds, tiled floor, radiator with thermostatic valve, skinned ceiling, skirting & coving. French doors to the garden.

#### Inner Hall

With laminate flooring, hatch to loft space, radiator with thermostatic valve, skinned ceiling, skirting & coving. Airing cupboard with shelving & radiator.

#### Bedroom 1

13' x 9' 11" (3.96m x 3.02m)

With radiator with thermostatic valve, skinned ceiling, skirting & coving.

#### Bedroom 2

13' 1" x 9' 10" (3.99m x 3m)

With radiator with thermostatic valve, skinned ceiling, skirting & coving.

#### Bedroom 3

9' 11" x 9' 10" (3.02m x 3m)

With radiator with thermostatic valve, skinned ceiling, skirting & coving.

#### Shower Room

With combined WC & hand basin vanity unit with cupboards, drawer & worktop, walk in shower with thermostatic shower & glazed screen, tiled surrounds, vinyl flooring, towel radiator, ceiling spotlights, skinned ceiling, extractor and roof lantern

#### Outside

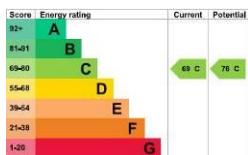
To the front of the property there is a brickweave driveway affording ample off road parking and access to the attached **Garage** with up & over door. There is gated access at the side to the garden which wraps around the rear and faces South/West. The garden is mostly laid to lawn with borders containing established, low maintenance bushes & shrubs along with a raised walled terrace with ramps leading down. A gravel area has been created with shed and glass greenhouse.



### Field End Close, Gaywood, King's Lynn, Norfolk PE30 4AZ

Total Area Approx: 888 ft<sup>2</sup> ... 82.5 m<sup>2</sup> (excluding garage)

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



**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 "C" with a current annual charge of £2,039.41, 2025/2026.

**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.

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