



IF YOU SEE ME EATING A SALAD IN A RESTAURANT, I HAVE BEEN KIDNAPPED AND I AM TRYING TO SIGNAL YOU

THE STORY OF

# 11 Lansdowne Close

*Gayton, Norfolk*

**SOWERBYS**



THE STORY OF

# 11 Lansdowne Close

Gayton, King's Lynn, Norfolk  
PE32 1QW

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Peaceful Cul-de-Sac Setting

Landscaped Corner Plot

Immaculately Presented Throughout

Extended and Versatile Detached Home

Three Spacious Bedrooms

Open-Plan Kitchen/Dining Room

Delightful Rear Garden

Garden Room and Home Office

Garage Ample Driveway Parking

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Immaculately presented throughout, this extended and highly versatile detached home occupies a landscaped corner plot within a peaceful Gayton cul-de-sac, offering around 1,586 sq. ft. of beautifully balanced accommodation. The layout is designed with both comfort and flexibility in mind, including three bedrooms, a generous lounge, an open-plan kitchen/dining room, garden room, home office, utility with WC, pantry, ground-floor shower room, first-floor bathroom and cloakroom.

At the heart of the home, the kitchen/dining room provides an inviting space to cook, gather and entertain, while the lounge offers a calm retreat. A ground-floor bedroom with double doors can be opened into additional living space or used independently, ideal for guests or multi-generational living.

To the rear, the garden room is a stand out feature, creating a seamless connection to the beautifully maintained, nature-rich garden and offering year-round enjoyment. The property was also refurbished and modernised around ten years ago, giving it a fresh, well-kept feel.

Upstairs, two further bedrooms are arranged around the family bathroom, with useful eaves storage, while the principal bedroom benefits from excellent built-in wardrobes.

Outside, the landscaped plot provides a sense of space and privacy, with a peaceful rear garden, adjoining garage and driveway parking for several vehicles. Gayton itself offers a strong sense of community, good everyday amenities and convenient access to King's Lynn and the North Norfolk coast





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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# Gayton

A THRIVING COMMUNITY WITH UNSPOILT RURAL CHARM

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.

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.



*Note from Sowerbys*



“Designed with both comfort and flexibility in mind.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Oil Fired Central Heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

D. Ref:- 9128-3060-1207-4326-0200.

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: ///ticking.globe.objecting

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# SOWERBYS

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