



## Plot 2 (Phase II), Howards Way, Gayton, King's Lynn, PE32 1WJ

22539



**\* Semi-detached house \* 3 Bedrooms \* En suite \* Large garage \***  
**\* Options available \* Brand new \***

# £355,000



**ESTATE AGENTS**

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Russen & Turner is the trading name of Russen and Turner Ltd  
A company registered in England & Wales. Company No. 4899005  
Registered Office: 11 King Street, King's Lynn, Norfolk PE30 1ET

## **BRIEF DESCRIPTION:**

Plots 1 & 2 are a set of large, 3-bedroom, semi-detached houses which offer family accommodation with a superb 23ft x 18ft 'living kitchen' area which has bi-fold doors to the rear garden, skylights and a central island in the kitchen area as well as a separate lounge, a utility which can be accessed via the 23ft x 13ft garage and ground floor W.C. To the 1st floor are 3 well-proportioned bedrooms with the master bedroom boasting en-suite facility and a family bathroom.

N.B. Details and measurements may be subject to slight changes. The floor plans are for information purposes only and measurements are approximate.

Phase II Howards Way is a selection of 8, brand new houses built by respected local builders KMH Ltd. and designed by local and equally respected architect Matthew Gosling. The properties will be built to a very high standard with buyers having a wide range of options in terms of extras and layout of rooms (subject to early reservation). Based on the success of phase I, interest is expected to be very high and we recommend you reserve early to avoid disappointment and to take advantage of the options available to you.

**Council Tax Band: .**

**EPC RATING: Awaiting EPC**

## **TO VIEW THIS PROPERTY:**

If you wish to view this property please call the office so that we can make a mutually convenient appointment for you.

## **HOW TO GET THERE:**

From Kings Lynn take the B1145 from the QE Hospital roundabout and head toward Ashwicken. Continue along through Bawsey and Ashwicken and in to the village of Gayton where the development will be seen on the left hand side distinguished by a Russen & Turner for sale board.

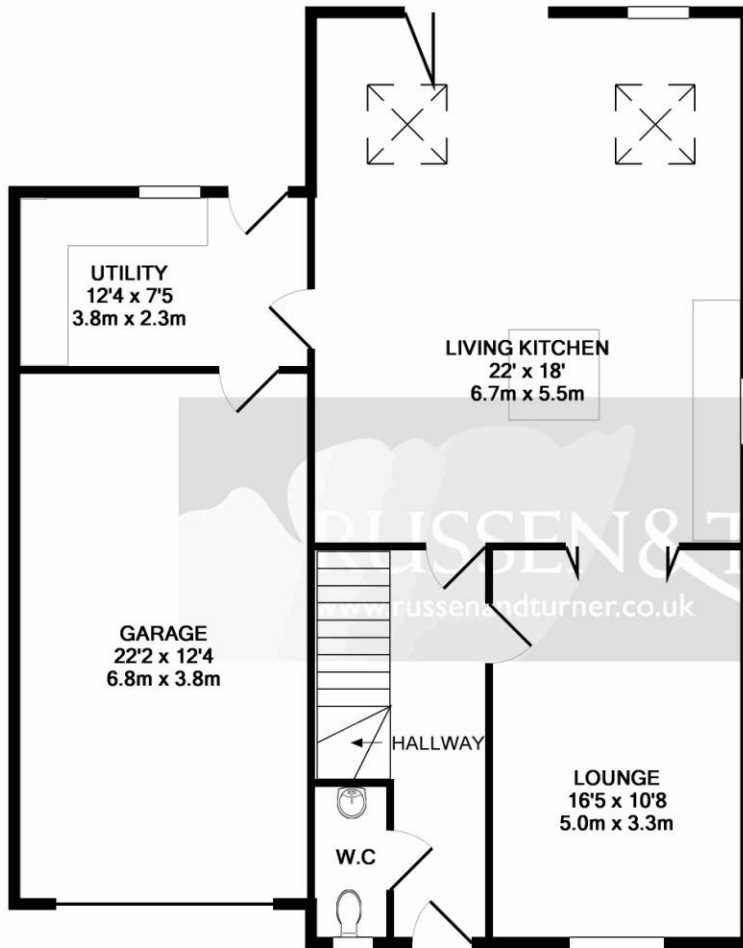
## **LOCATION:**

Gayton is a village approximately 6 miles east of the historic market town of King's Lynn. The village offers a range of local amenities including shop, school, church, public house and bus links to and from King's Lynn.

## **HOW WE CAN HELP:**

If you have a property to sell we can offer you a free, no obligation market appraisal. We can also pass your details on to an independent mortgage advisor for advice and we may also be able to carry out a survey for you. For more information please call us.

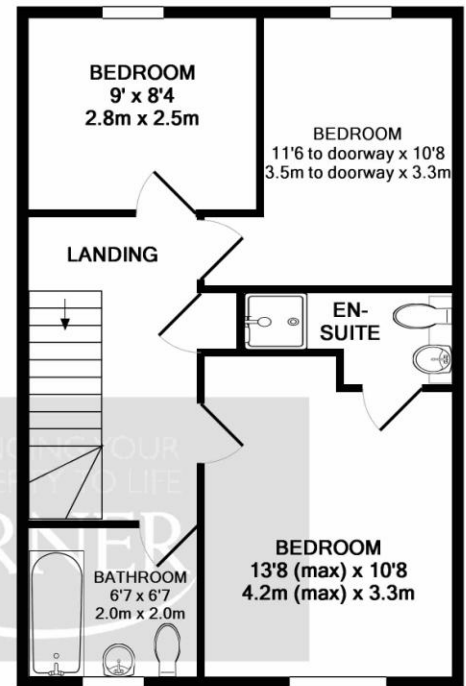




GROUND FLOOR  
APPROX. FLOOR  
AREA 1060 SQ.FT.  
(98.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1561 SQ.FT. (145.0 SQ.M.)

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. 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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1ST FLOOR  
APPROX. FLOOR  
AREA 501 SQ.FT.  
(46.6 SQ.M.)

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of these particulars and the floorplan contained here, which are thought to be materially correct, though their accuracy is not guaranteed and they do not form any part of any contract, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. None of the appliances mentioned in the details have been tested and we cannot therefore guarantee their condition, operability or working order.  
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