

DIRECTIONS

From the Kings Lynn town centre proceed out towards the Gaywood shopping area. At the Gaywood clock traffic lights take the A1076 onto Gayton Road then turn right onto Gaywood Hall Drive where the property can be found at the end of the road on the right hand side easily identified by our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) A		83	Very environmentally friendly - lower CO ₂ emissions (92 plus) A
(81-91) B			(81-91) B
(69-80) C	73		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



75 Bishops Road Gaywood King's Lynn Norfolk PE30 4NU

FOUR BEDROOM SEMI DETACHED HOUSE WITH AMPLE PARKING AND GARAGE

Gaywood

£230,000 Freehold



HALLWAY

9'9 x 8'5 into stairs (2.97m x 2.57m into stairs)

CLOAKROOM

11'2 x 2'8 (3.40m x 0.81m)

LOUNGE

25'0 max x 13'2 max (7.62m max x 4.01m max)

OPEN PLAN KITCHEN/DINER

25'0 x 19'4 max (7.62m x 5.89m max)

UTILITY/LAUNDRY ROOM

6'4 x 6'2 (1.93m x 1.88m)

BEDROOM 1

12'0 x 9'5 (3.66m x 2.87m)

ENSUITE SHOWER ROOM

8'6 x 4'0 (2.59m x 1.22m)

DRESSING AREA

8'7 x 6'1 (2.62m x 1.85m)

BEDROOM 2

11'1 x 9'4 (3.38m x 2.84m)

BEDROOM 3

10'6 x 8'9 (3.20m x 2.67m)

BEDROOM 4

10'6 x 9'9max (3.20m x 2.97mmax)

BATHROOM

9'0 x 6'9 max (2.74m x 2.06m max)

Three piece suite comprising roll top bath with shower attachment, wash hand basin and w.c.

FRONT GARDEN

REAR GARDEN

Laid to lawn with patio area, mature garden with a variety of shrubs, trees and ample parking.

GARAGE

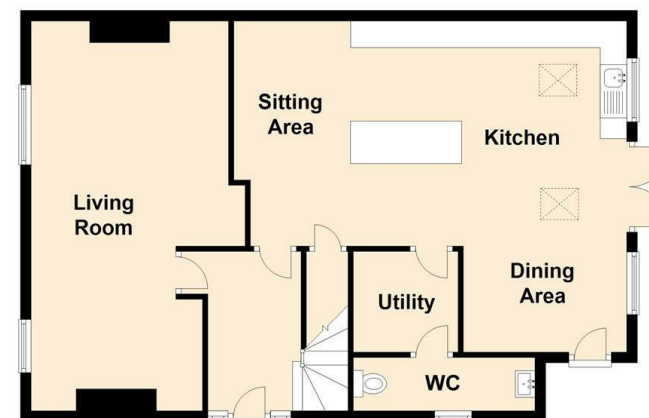
Detached aluminium garage

Brittons are proud to offer this much EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE with detached garage. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway with limestone floor, lounge with open fire, open plan kitchen/diner and utility/laundry room on the ground floor with master bedroom, en-suite shower room, dressing area, three further bedrooms and family bathroom on the first floor. outside offers a mature rear garden with a variety of trees, shrubs and patio area with a very generous hard standing area to the rear of the garden.



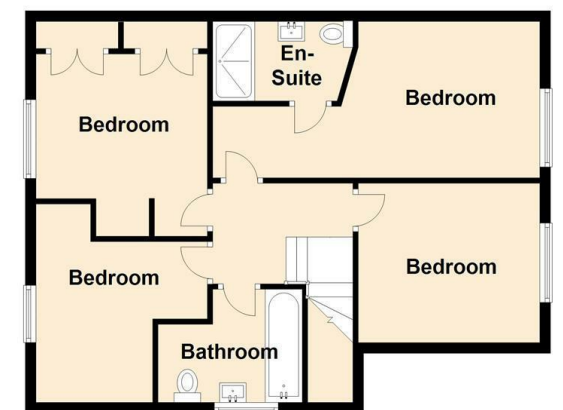
Ground Floor

Approx. 80.3 sq. metres (864.3 sq. feet)



First Floor

Approx. 64.0 sq. metres (688.7 sq. feet)



Total area: approx. 144.3 sq. metres (1553.0 sq. feet)



