



EDWARD WARD COURT
GAYTON, NORFOLK, PE32 1PJ

DESCRIPTION

Brown & Co are delighted to offer an exceptional detached new home, part of the Hall Farm Barns development in Gayton, Norfolk.

Edward Ward Court at Hall Farm Barns comprises a selection of six barn conversions and barn style new builds of varying design and size in Gayton, Norfolk. Each of the properties are beautifully built and finished and first hand inspection is essential to see what each property offers. Some of the properties have stunning views over the local church. Developments such as this are rarely seen in West Norfolk with Gayton itself being a sought after village due to the excellent local amenities including junior school, award winning butchers and deli, mini market, post office and historic public house The Crown. Also, Gayton provides very easy access to the local hospital (6.5 miles approx.) and mainline station to London, Ely and Cambridge (7.5 miles) in King's Lynn.

The first four properties completed are a selection of styles set around a crew yard design accessed via a shared private roadway which leads past a field with views over the church. There are both three and four bedroom properties.

This particular property offers contemporary living in a classic style and should be viewed to fully appreciate. Briefly the accommodation comprises

entrance hallway, wonderful open plan kitchen, dining and family area, spacious sitting room, utility room and WC to the ground floor. Upstairs there are four bedrooms and family bathroom, the master bedroom having both en-suite shower room and walk-in wardrobe. Outside there is a double detached cart shed style carport and front garden as well as driveway. At the rear there is a turfed rear garden with patio.

Viewing is by appointment only please contact the office on 01553 770771.

SERVICES

Services: Air Source Central Heating and Mains water and drainage

EPC: TBC

Council Tax Band: TBC

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure there are in working order.

ANTI MONEY LAUNDERING LEGISLATION

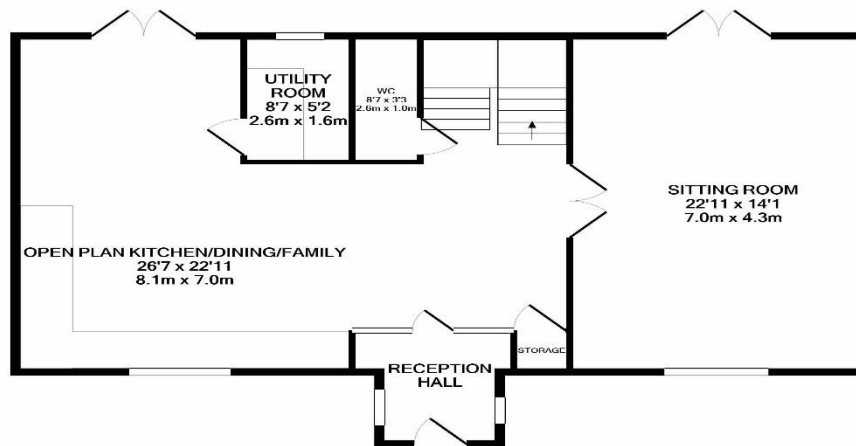
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

SPECIFICATION:

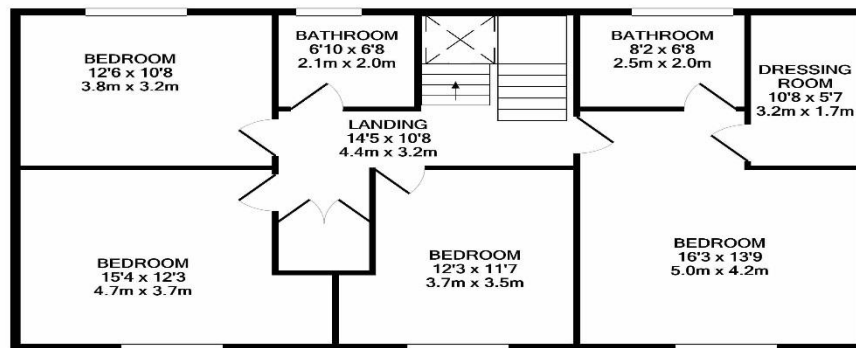
- Absolutely outstanding detached barn style new build
- Wonderful setting of four barn style new builds
- Incredible open plan living
- Four bedrooms
- Master en-suite and walk-in wardrobe
- Family bathroom
- Village amenities readily accessible
- Mainline train station accessible – 7.5 miles
- Hospital 6.5 miles
- Air source heating
- Double cart shed car port style garage







GROUND FLOOR
APPROX. FLOOR
AREA 960 SQ.FT.
(89.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 932 SQ.FT.
(86.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1892 SQ.FT. (175.7 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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Market Chambers, 25-26 Tuesday Market Place, Kings Lynn, Norfolk, PE30 1JJ
01553 770771 | kingslynn@brown-co.com

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