



## 12 Gayton Road, King's Lynn, PE30 4DZ

21045



**\* Semi-detached house \* 3 Bedrooms \* 2 Reception Rooms \*  
 \* Bathroom & shower room \* Utility \* Garage \***

# £220,000

**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:**

Russen & Turner are delighted to bring to the market this delightful, 3 bedroom, semi-detached house set on the popular Gayton Road close to amenities. The house has been much improved throughout by the current owners who have added a new bathroom suite, shower room suite, kitchen, internal doors, complete garden make-over and much more to offer extremely well-presented family accommodation. The ground floor has been extended and boasts a bay-fronted lounge with under-stairs storage, a dining room with French doors to the rear garden and an opening into the superb kitchen / breakfast room which has a range of fitted units including a fitted oven and hob. There is also a utility room with wall-mounted boiler and a superb shower room. To the 1st floor are 3 bedrooms and a family bathroom all leading off the landing which has a contemporary timber and glass panelled balustrade.

Outside to the front of the house is a paved area with shrubs. The rear has been beautifully designed with a central lawn area, a patio leading off the dining room French doors and a slate pathway which leads to the garage. The garage has power and light and measures 19ft10 x 8ft2 and is accessed via a lane to the rear leading in turn to the shared (with neighbour) drive.

Definitely a 'must view' home.

N.B. The drive to the rear which leads up to the private drive at the rear of the house is accessed via Orchard Lane. The drive is shared with No.10 as are any maintenance costs for the shared area.

**Council Tax Band: B.**

**EPC RATING: D**

## **LOCATION:**

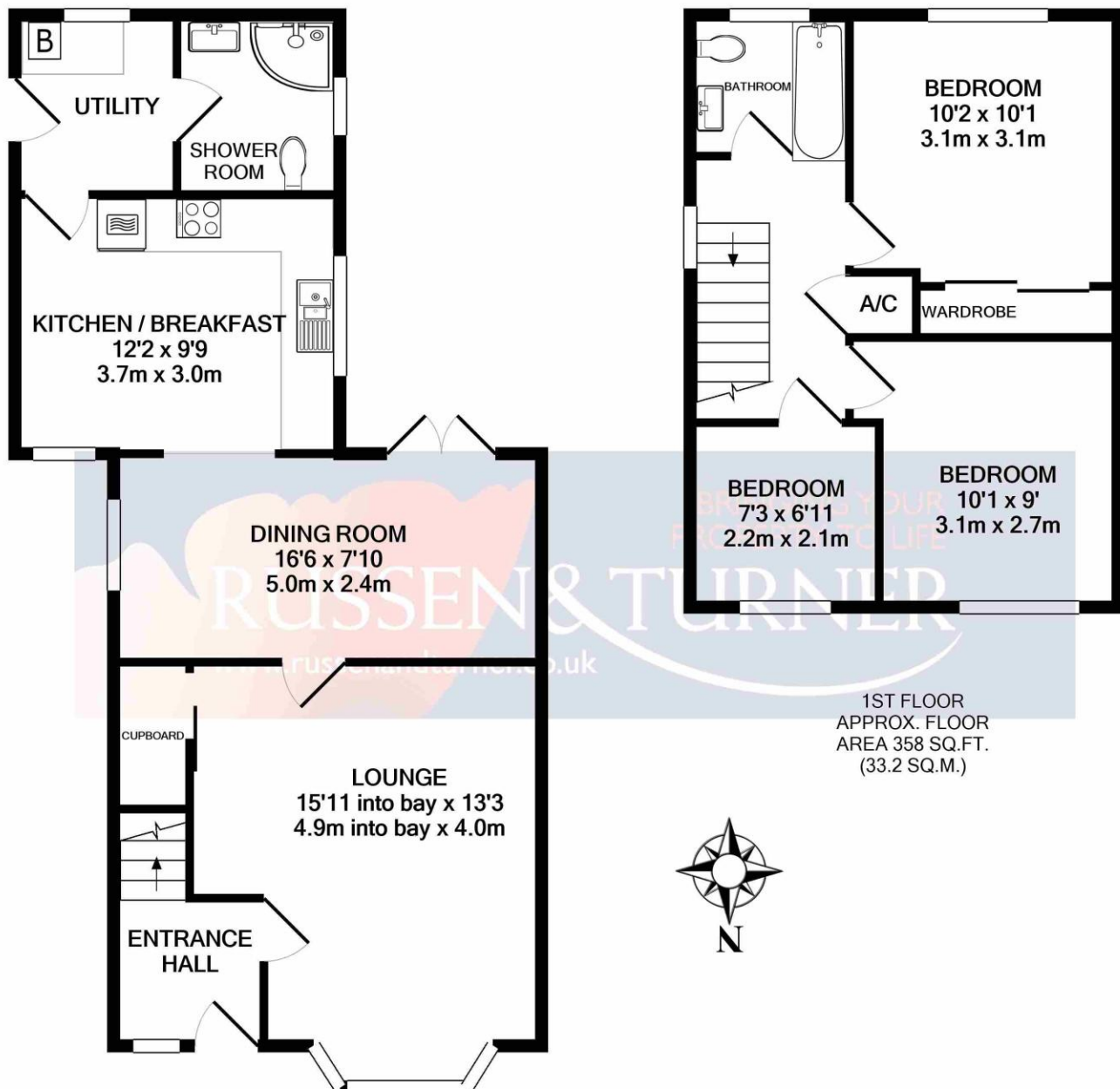
King's Lynn town centre has recently undergone a regeneration programme and has direct rail links to Cambridge and London (Kings Cross). There is a wealth of shopping facilities as well as restaurants, public houses and all the usual amenities expected of a market town. Much of the town is covered under conservation area and there are many listed buildings (please be aware of this). The town is situated approximately 45 miles from Norwich City centre, approximately 105 miles from London and approximately 16 miles from the coastal town of Hunstanton.

## **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 567 SQ.FT.  
(52.7 SQ.M.)

**TOTAL APPROX. FLOOR AREA 925 SQ.FT. (85.9 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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Please note that Russen & Turner are committed to following the guidelines set out by the EU's Second Money Laundering Directive which was laid out before parliament at the end of November 2003, the regulations apply from 1<sup>st</sup> of March 2004. This involves offences under the Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001) and the Proceeds of Crime Act 2002.