PLOT 2, JUBILEE HALL LANE, GAYTON, NORFOLK

Guide Price £600,000

DESCRIPTION

Currently under construction are two substantial detached houses situated in a popular village close to amenities. The property are set back from the road in the centre of the village. In keeping with the local area the developers have used a mixture of chalk and brickwork for the front elevations under a pantile roof. The properties have been designed and built with modern living in mind with accommodation comprising a lobby, entrance hall, open plan kitchen, breakfast and dining room opening out to a garden room, study, snug, cloakroom and utility on the ground floor together with a landing, master bedroom with dressing room and adjoining bathroom, three further bedrooms and a family bathroom on the first floor. There is grey UPVC double glazing and an Air Source Heat Pump providing the central heating.

There is a shingle driveway providing ample off road parking leading to a double garage.

LOCATION

The popular village of Gayton has many local amenities including a filling station with mini mart and post office, village hall and a popular pub serving food. King's Lynn, approximately 7 miles away, offers a wide range of shops, leisure and educational facilities, restaurants and the Queen Elizabeth II Hospital. The Sandringham Estate is approximately 8 miles away and the North Norfolk Coastline is approximately 16 miles away. There is a mainline rail link from King's Lynn to London King's Cross in approx 1hr 40 mins.

KEY FEATURES

- Chalk Front Elevations
- Double Garages
- Grey UPVC Double Glazed Windows.
- Grey kitchen with shaker style units fitted with under counter lights and Granite worktops.
- Central Kitchen Island with hob.
- Range of Neff appliances including two eye level ovens, coffee maker, microwave, hob and ceiling hood. Electrolux dishwasher and wine cooler.
- Tiled flooring in Kitchen, En-suite & Bathroom.
- Air Source heat pump providing underfloor heating on the ground floor and radiators to first floor.

ACCOMMODATION & ROOM DETAILS

LOBBY Door to the side and internal door to the garage.

ENTRANCE HALL UPVC double glazed window to front, stairs to first floor.

KITCHEN/BREAKFAST/FAMILY ROOM UPVC double glazed window to side and rear, range of grey shaker style wall and base units with granite worktops, 1 ½ bowl sink and drainer, fitted with two eye level Neff ovens, coffee maker and microwave, central island with electric hob with cooker hood and extractor fan, Electrolux fridge/freezer and built in wine cooler. Opening to;

GARDEN ROOM Single storey room with UPVC double glazed windows to both sides, UPVC double glazed doors to rear garden.

SNUG UPVC double glazed window to front.

STUDY UPVC double glazed window to rear.

UTILITY UPVC double glazed window to side, door to side, range of base and wall units with sink and drainer.

LANDING Stairs from the ground floor.

MASTER BEDROOM SUITE UPVC double glazed double doors open to a Juliette balcony.

DRESSING ROOM Four fitted wardrobes.

EN-SUITE BATHROOM four roof lights, low level wc, double wash hand basin, central bath, large shower cubicle.

BEDROOM 2 UPVC double glazed window to front, radiator.

BEDROOM 3 UVC double glazed window to rear, radiator.

BEDROOM 4 UPVC double glazed windows to front, built in wardrobes, radiator.

BATHROOM UPVC double glazed window to rear, white four piece bathroom suite comprising a panelled bath, corner shower cubicle, wc, double wash hand basin, tiled flooring, wall mounted heated towel rail.

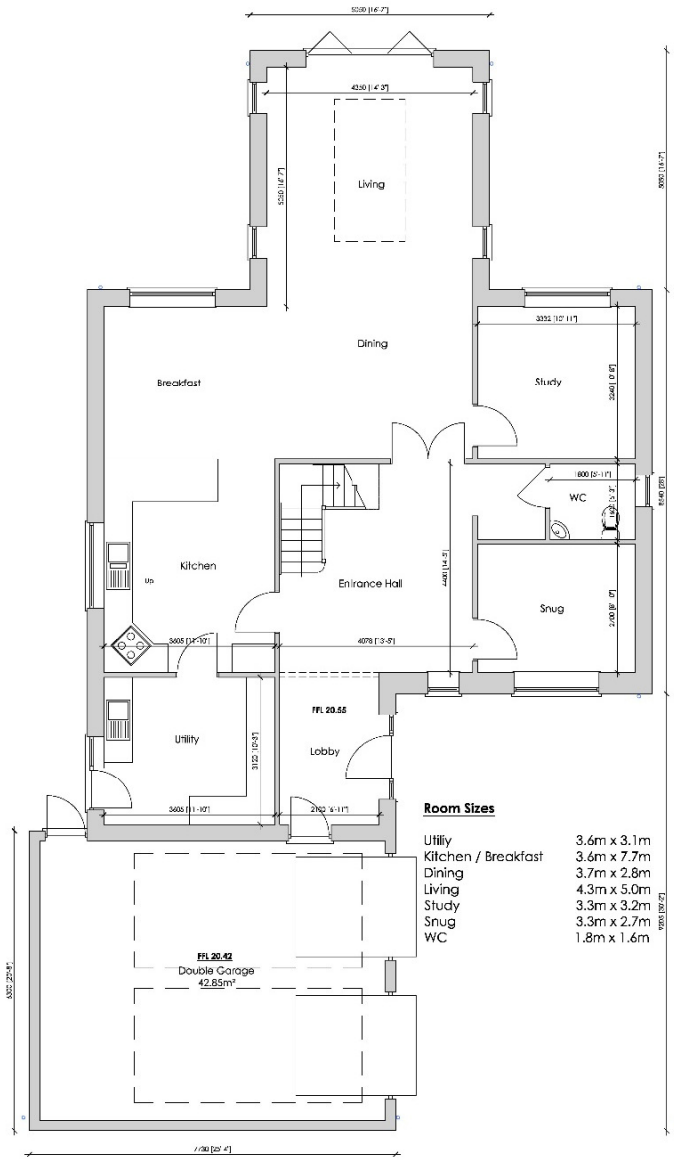
SERVICES
Air Source Heat Pump.
Mains electricity, water and drainage.
Tenure: Freehold.
EPC: TBC

OUTSIDE The properties are set back from the road down a single lane track. The driveway leads to a gravelled turning and parking area along with the double garage. The rear gardens with either be turfed or seeded depending on the time of year, with a patio area leading from the house. The boundaries to the garden will be enclosed with boarded fencing.

GENERAL REMARKS and STIPULATIONS

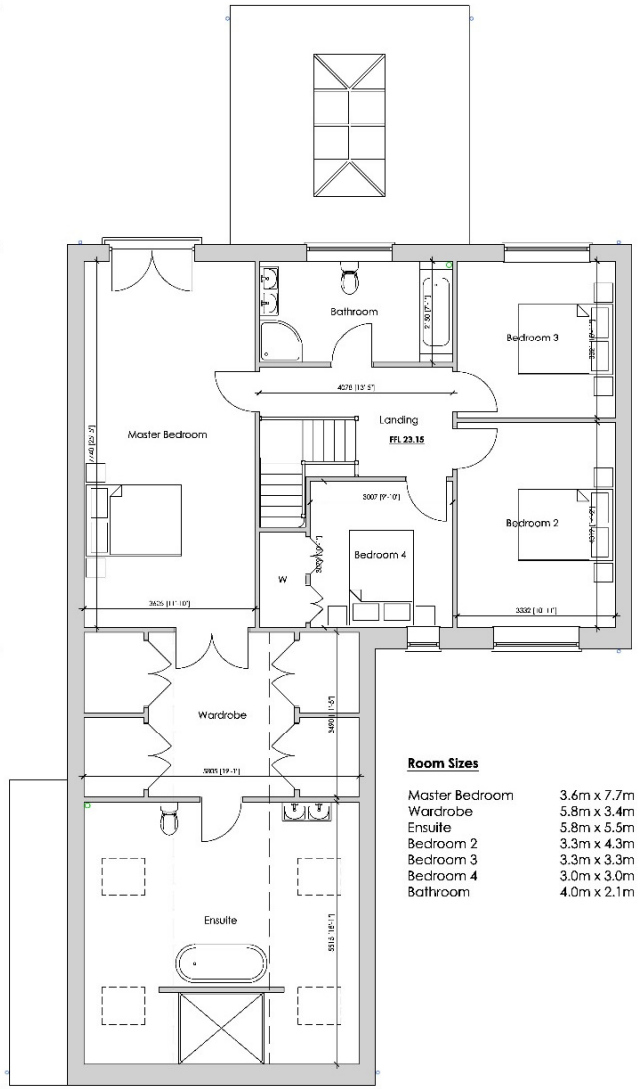
These property particulars and brochures have been prepared in good faith using information, details and plans made available by the vendor
These details do not form part of any sale contract.
As the properties under construction there is the possibility that the plans and fittings described in these details may alter during the construction process.

No services have been tested by the agent
We would advise the buyer to check all measurements and site plans provided.



Room Sizes

Utility	3.6m x 3.1m
Kitchen / Breakfast	3.6m x 7.7m
Dining	3.7m x 2.8m
Living	4.3m x 5.0m
Study	3.3m x 3.2m
Snug	3.3m x 2.7m
WC	1.8m x 1.6m



Room Sizes

Master Bedroom	3.6m x 7.7m
Wardrobe	5.8m x 3.4m
Ensuite	5.8m x 5.5m
Bedroom 2	3.3m x 4.3m
Bedroom 3	3.3m x 3.3m
Bedroom 4	3.0m x 3.0m
Bathroom	4.0m x 2.1m

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

Market Chambers, 25-26 Tuesday Market Place, Kings Lynn, PE30 1JJ 01553 770771 kingslynn@brown-co.com

Printed by Ravensworth 01670 713330