



**King John Avenue, Gaywood, King's Lynn, PE30 4QA**

**welcome to**

**King John Avenue, Gaywood, King's Lynn**

William H Brown are delighted to offer to market this beautifully presented three bedroom property, located in a popular area close to local amenities. Complete with garage, enclosed rear garden and a home sauna, viewing is highly recommended!



### **Entrance Porch**

### **Entrance Hall**

Window to side, Radiator, Stairs to first floor, Under stairs storage, Parquet flooring

### **Lounge**

12' 2" x 11' 4" ( 3.71m x 3.45m )

Bay window to front, Log burner in fireplace with mantle over, Radiator, Parquet flooring

### **Dining Room**

9' 11" x 9' 9" ( 3.02m x 2.97m )

Parquet flooring, Radiator

### **Garden Room**

9' 3" x 8' 1" ( 2.82m x 2.46m )

Parquet flooring, Radiator, Patio doors to rear

### **Kitchen**

16' 10" x 8' 7" ( 5.13m x 2.62m )

Wall and Base units, Ceramic sink with mixer tap, space for washing machine, space for dishwasher, space for freestanding fridge/freezer, radiator, side door, parquet flooring

### **Landing**

Airing cupboard

### **Bedroom One**

11' 3" x 10' 8" ( 3.43m x 3.25m )

Double Glazed Window to front, Radiator

### **Bedroom Two**

10' 3" x 9' 5" plus wardrobes ( 3.12m x 2.87m plus wardrobes )

Double glazed window to rear, Radiator

### **Bedroom Three**

7' 8" x 7' ( 2.34m x 2.13m )

Double glazed window to front, Radiator

### **Bathroom**

Bath, WC, Hand Wash Basin, Heated Towel Rail, Window to rear

### **Outside**

To the front the property the driveway provides ample off road parking leading to the garage. Garage is complete with up and over door and electrics. To the rear of the property the garden is mainly laid to lawn with a patio area, a garden shed/workshop and an outbuilding featuring a seating area, shower and home sauna



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welcome to  
**King John Avenue, Gaywood,  
King's Lynn**

- Semi Detached
- Three Bedrooms
- Well Presented Throughout
- Close to Local Amenities
- Garage and Off Road Parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers over  
**£250,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KLN119093 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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