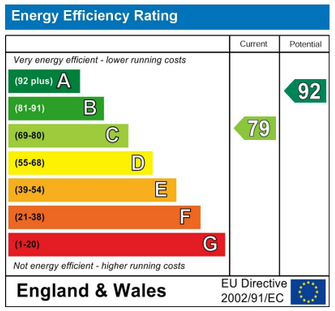
DIRECTIONS

SATNAV: PE30 4WG



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

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

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Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

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THREE BEDROOM END TERRACE HOUSE

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GAYWOOD
Situated in the popular residential area of Gaywood, King's Lynn (PE30 4DF), this property enjoys a convenient location with a wide range of everyday amenities close by. Families are well catered for with several well-regarded schools nearby, including Gaywood Primary School, Howard Junior School, King's Lynn Academy and King Edward VII Academy. The Gaywood Clock shopping area offers a variety of local shops, supermarkets, cafés, takeaways, a pharmacy and other essential services, while King's Lynn town centre is just a short drive or bus journey away, providing an extensive range of retail, leisure and dining options. Excellent transport links include regular bus services throughout King's Lynn and the surrounding villages, with King's Lynn railway station offering direct services to Cambridge and London King's Cross. The area also benefits from easy access to the A47, making commuting to Norwich, Peterborough and beyond straightforward. With nearby parks, green spaces and everyday amenities all within easy reach, Gaywood remains a popular choice for families, professionals and retirees alike.

ENTRANCE HALL
Vinyl flooring, doors to lounge and WC.

W C
Vinyl flooring, WC and sink.

LOUNGE 15' x 10'9" (4.57m x 3.28m)
Carpet, two radiators, window to front aspect, door to hallway.

HALLWAY
Stairs to first floor, door to kitchen/diner.

KITCHEN/DINER 14'11" x 10'9" (4.55m x 3.28m)
Vinyl flooring, electric oven, gas hob, plumbing for washing machine, windows to rear aspect, French doors to garden.

LANDING
Carpet, radiator, doors to all rooms.

BEDROOM ONE 9'10" x 8'9" (3.00m x 2.67m)
Carpet, radiator, fitted wardrobes, window to rear aspect, door to ensuite.

ENSUITE 9'11" x 4'7" (3.02m x 1.40m)
Vinyl flooring, WC, hand basin, shower, window to rear aspect.

BEDROOM TWO 9'4" x 7'9" (2.84m x 2.36m)
Carpet, radiator, window to front aspect.

BEDROOM THREE
Carpet, radiator, window to front aspect.

REAR GARDEN
Low maintenance, laid to shingle, fully enclosed.

IMPORTANT INFORMATION
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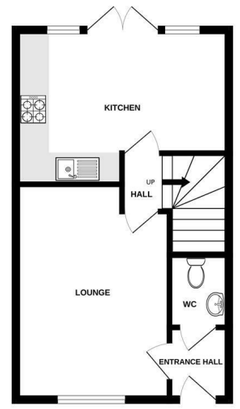
Located on Eastern Yard, Gaywood, King's Lynn, this delightful three-bedroom end terrace house presents an excellent opportunity for families and professionals alike. The property boasts a practical layout, featuring a spacious kitchen diner that is perfect for both casual meals and entertaining guests.

One of the standout features of this home is the convenience of off-road parking, ensuring that you will never have to worry about finding a space after a long day. The low maintenance garden offers a serene outdoor space, ideal for enjoying the fresh air without the burden of extensive upkeep.

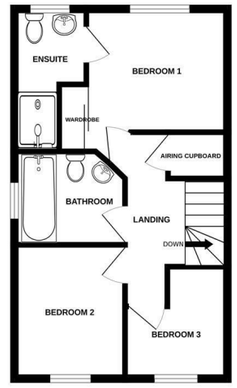
The first bedroom is particularly appealing, as it comes complete with an ensuite bathroom, providing a private retreat for relaxation. The additional two bedrooms are suitable for family members, guests, or even a home office.

This semi-detached house combines comfort and practicality, making it a wonderful place to call home. With its desirable location and thoughtful features, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this lovely property and envision your future in this welcoming space.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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