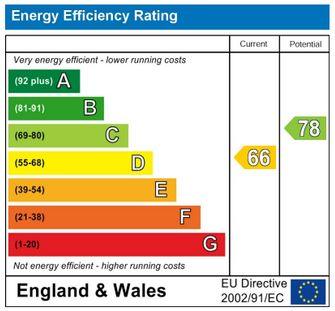
DIRECTIONS

SAT NAV: PE30 4QE



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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All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

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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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47 Hulton Road Gaywood King's Lynn PE30 4QE

THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY PARKING

King's Lynn **£230,000 Freehold**

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GAYWOOD
Situated in the popular residential area of Gaywood, King's Lynn, 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
Tiled flooring, stairs to first floor, doors to lounge, kitchen and bathroom.

LOUNGE 12'08 x 11'10 (3.86m x 3.61m)
Wood effect flooring, dual windows to front aspect, double radiator, fireplace with working log burner.

KITCHEN / DINING ROOM 21'01 x 10'08 (6.43m x 3.25m)
Range of modern wall-mounted, base and drawer units with wood worktop, large composite sink with drainer under window to the rear garden, space and plumbing for washing machine and dishwasher, Rangemaster oven, door to conservatory and tiled flooring.

CONSERVATORY 9'06 x 8'11 (2.90m x 2.72m)
Tiled flooring, French doors to rear garden, triple aspect windows to rear garden.

BATHROOM 5'11 x 5'4 (1.80m x 1.63m)
Three piece suite comprising of a fitted bath with thermostatic shower over, W.C and hand wash basin. Tiled flooring, obscured window to side aspect, heated towel rail.

LANDING
Fitted carpet, windows to the front aspect, double radiator.

BEDROOM ONE 13'07 x 10'07 (4.14m x 3.23m)
Fitted carpet, double radiator, window to rear aspect.

BEDROOM TWO 11'10 x 10'00 (3.61m x 3.05m)
Fitted carpet, window to front aspect, double radiator.

BEDROOM THREE 10'2 x 10'2 (3.10m x 3.10m)
Fitted carpet, window to rear aspect, double radiator.

FRONT OF PROPERTY
Area of lawn, gravel driveway parking and a pathway to the front door.

REAR OF PROPERTY
Larger than average garden mainly laid to lawn. Trees and shrubs to the border. Fully enclosed.

IMPORTANT INFORMATION
MEASUREMENTS: All measurements quoted are approximate.

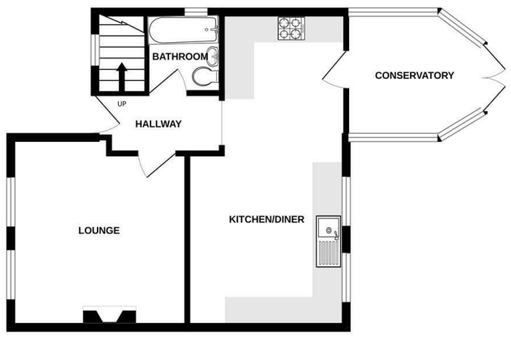
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

Nestled on Hulton Road in the charming area of Gaywood, King's Lynn, this delightful semi-detached house, offers a perfect blend of character and modern living. With three double bedrooms, this property is ideal for families or those seeking extra space. Upon entering, you are welcomed into a spacious lounge featuring a lovely in set fireplace, creating a warm and inviting atmosphere. The ground floor boasts a well-appointed family bathroom, ensuring convenience for all residents. The heart of the home is undoubtedly the expansive 21' kitchen diner, which provides ample room for cooking and entertaining, making it a wonderful space for family gatherings. Additionally, the property features a bright conservatory that opens up to the larger than average garden, perfect for enjoying the outdoors or hosting summer barbecues. The garden offers plenty of space for children to play or for gardening enthusiasts to cultivate their green thumbs. This home is not only well-situated in a friendly neighbourhood but also provides easy access to local amenities, schools, and transport links. With its charming features and spacious layout, this property is a fantastic opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this lovely house your new home.

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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