



Mable Dene, Gayton
Guide Price £289,950



Mable Dene

Lynn Road, Gayton, King's Lynn,
Norfolk, PE32 1QJ



A charming 3 double bedroom, 2 reception cottage with good size garden in this popular village location.

DESCRIPTION

This delightful three-bedroom cottage offers a charming and comfortable living environment, benefitting from oil-fired central heating, a wood burner and UPVC double glazing throughout.

The well-proportioned accommodation comprises two inviting reception rooms, a fitted kitchen, and convenient utility room/cloakroom.

To the first floor are three generously sized bedrooms, complemented by a spacious family bathroom benefitting from both a bath and separate shower.

The property is ideally suited for a variety of uses, whether as a permanent residence, a holiday let investment, or a private family retreat for seasonal escapes.

The agents recommend an early inspection.

GROUND FLOOR

The property is entered into a welcoming dining room, featuring a chimney breast recess with an electric log effect stove, UPVC front entrance door, and attractive wooden floorboards with an archway leads through to the fitted kitchen.

Across the hallway is the sitting room is well-proportioned and particularly light, benefitting from two windows to the front aspect and double doors opening onto the rear patio. A feature brick fireplace with wood-burning stove forms an attractive focal point to the room.

Further along is the fitted kitchen which is equipped with a four-ring hob with oven beneath, space for a slimline dishwasher, and a staircase to the first floor.

To the rear, a lobby provides access to a useful utility/cloakroom, offering space and plumbing for a washing machine and tumble dryer, along with a low-level WC. and wash hand basin A door from the lobby leads directly out to the rear garden.



what3words: ///secure.instead.superbly

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

FIRST FLOOR

On the first floor, there are three good-sized bedrooms together with a spacious family bathroom, comprising panelled bath with mixer tap, a glazed shower cubicle with electric shower, low-level WC and pedestal wash hand basin.

OUTSIDE

Outside, the property enjoys a generous rear garden measuring approximately 80ft x 30ft. The garden is thoughtfully arranged with a paved patio, additional paved areas, and a pathway, alongside raised flower beds, box hedging, a pergola, and a decorative wooden arch. There is also an outside tap, oil tank, summer house, brick-built wood store, trellised area, and two garden sheds. The garden is enclosed by a combination of a low brick wall and fenced boundaries.

Parking for the property can be found right outside the front of the property or in a communal car park just at the end of the row.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. Oil fired central heating to radiators.

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band B.

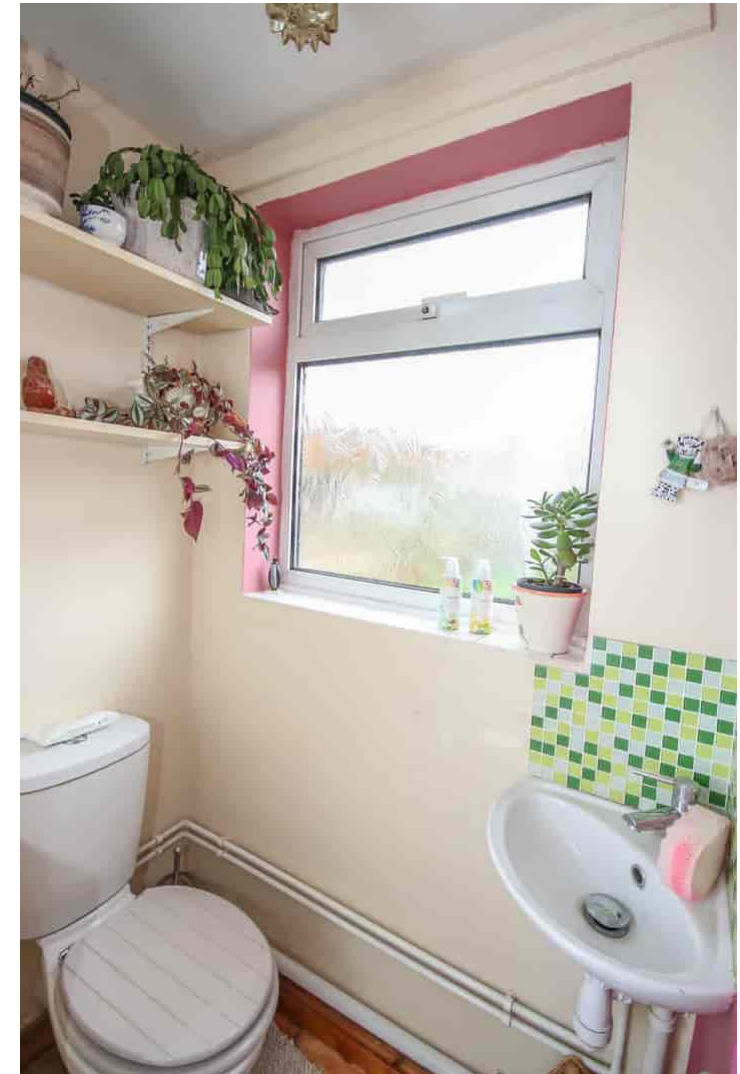
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TENURE

This property is for sale Freehold.

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SITUATION

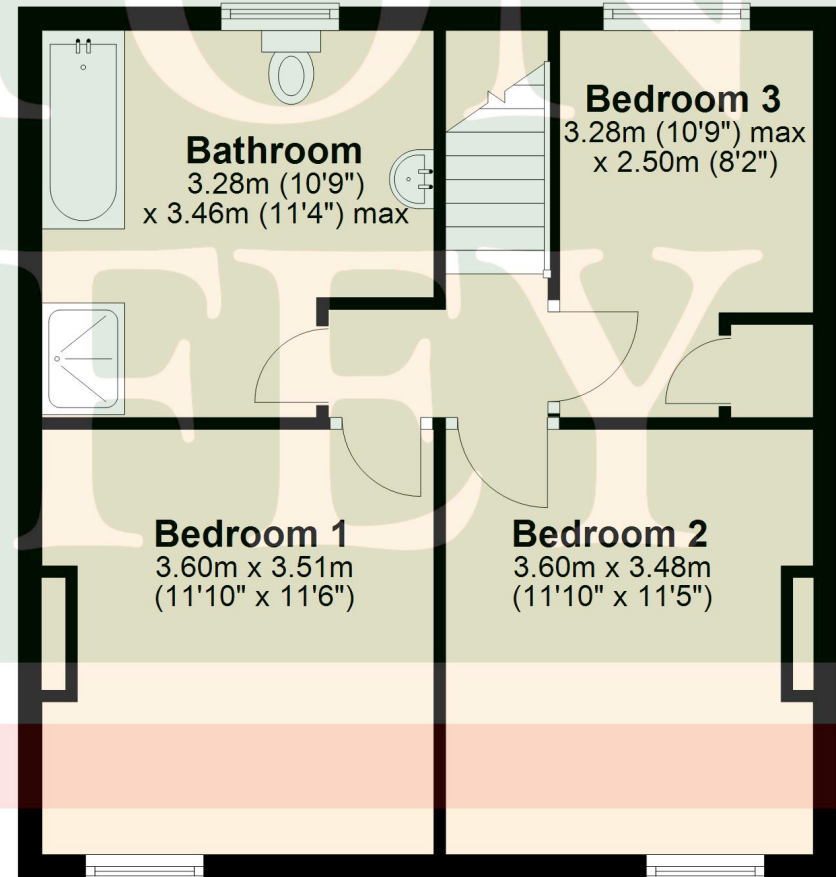
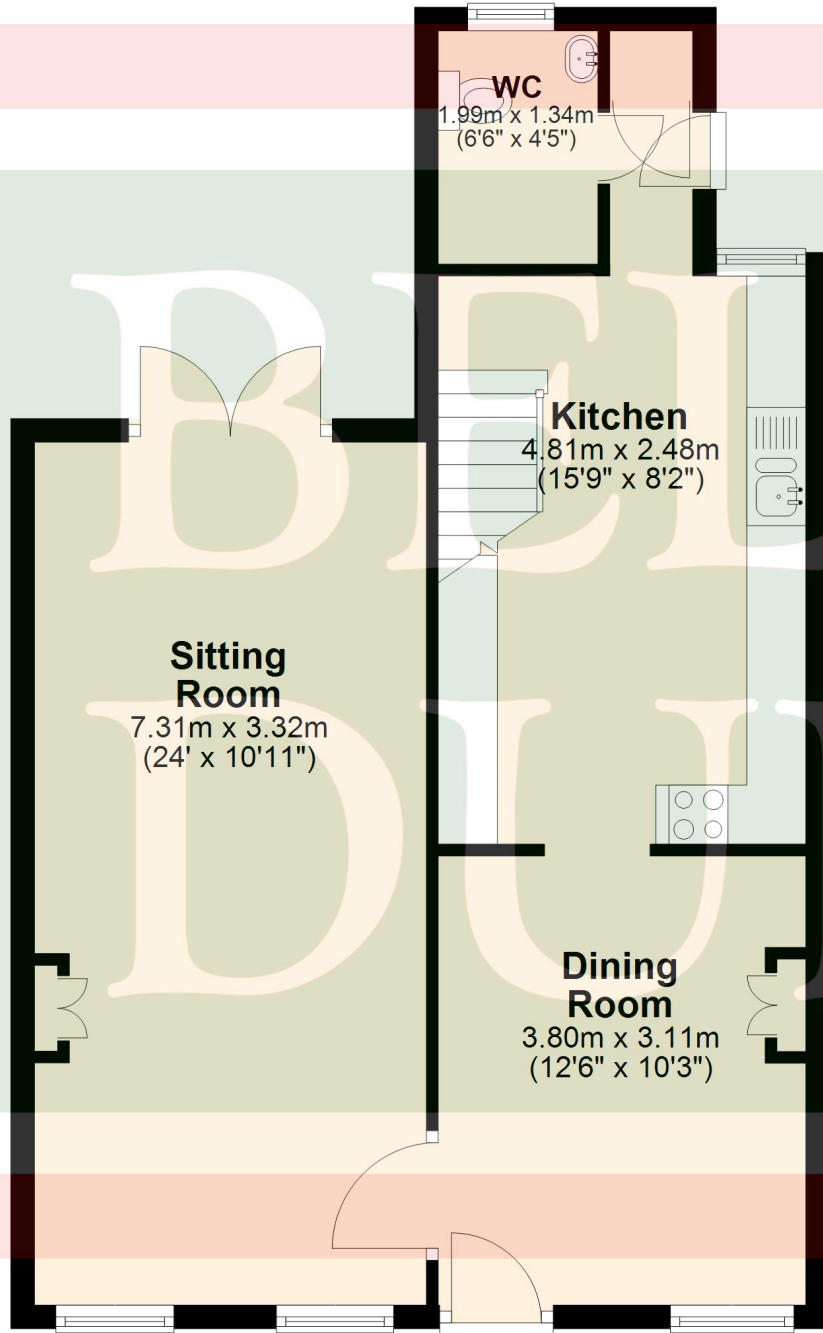
The well-regarded village of Gayton is ideally situated just a few miles east of King's Lynn, offering an appealing blend of rural charm and everyday convenience. Surrounded by attractive Norfolk countryside, the village provides a peaceful setting while remaining highly accessible to the amenities of the nearby town.

Gayton benefits from a strong sense of community and a range of local facilities, including a village shop, primary school, public house, and an active village hall hosting a variety of events and activities. The area is particularly well suited to families and those seeking a quieter pace of life, with scenic walks and open countryside readily available.

For a wider range of shopping, leisure, and educational opportunities, King's Lynn offers excellent amenities, as well as a mainline railway station with direct services to London, making the village an attractive option for commuters. Road links are also convenient, providing easy access to surrounding towns and the North Norfolk coast.

Combining village character with accessibility, Gayton remains a highly desirable location for those looking to enjoy the best of Norfolk living.

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IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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