



**76 Gayton Road, King's Lynn**  
**Offers Over £450,000**

**BELTON DUFFEY**



# 76 GAYTON ROAD, KING'S LYNN, NORFOLK, PE30 4EN

An extended and well presented 3 bedroom semi-detached property with modern open-plan living accommodation, in a sought after location with good size established gardens and 2 wood cabins/home office.

## DESCRIPTION

An extended and well presented 3 bedroom semi-detached property with open-plan living, situated in a sought after location with good size established gardens and wood cabin/workshop and further wood cabin/home office.

The property was built in the 1930's and now benefits from 10 solar panels with battery storage, gas central heating (underfloor heating to the living room extension) EPC Rating B, UPVC double glazing, smooth high ceilings together with picture rails, deep 'bull nose' skirtings, panelled internal doors, fireplaces and a security system.

The accommodation briefly comprises entrance hall, sitting room, modern open-plan kitchen/dining room/living room, rear lobby and shower room on the ground floor. On the first floor there are 3 bedrooms and a modern bathroom.

Outside, the property occupies a large established plot with an extensive driveway providing parking for approximately 6 cars with a Pod Point home electric vehicle charger point, large rear garden with 2 wood cabins, arbour and garden shed.

The Agents recommend an early inspection of this property.

## SITUATION

Gayton Road is a popular residential area with a regular bus service and is situated close to a doctor's surgery, local shops, library, supermarket and primary and secondary schools. There is good access to the town centre, which has undergone extensive improvements within the last few years. King's Lynn has an historic port on the River Great Ouse and an internationally renowned medieval centre. There is also good access to the Queen Elizabeth Hospital and it is also conveniently placed for the various industrial estates, the North Norfolk coast and the Royal Estate of Sandringham.

## ENTRANCE HALL

4.99m max x 2.09m (16' 4" max x 6' 10") Glazed and panelled front entrance door, radiator, CTS alarm panel, UPVC double glazed window to side, tiled floor, staircase to first floor landing and understairs storage cupboard housing the meters and electric trip switches.

## MODERN OPEN-PLAN KITCHEN/DINING ROOM/LIVING ROOM

### KITCHEN AREA

6.16m max into the dining area, narrowing to 2.61m x 3.31m (20' 3" max into dining area, narrowing to 8' 7" x 10' 10") Worktop with 1.5 bowl grey composite sink unit with chrome mixer tap and additional chrome boiling water tap, tiled splashbacks, high gloss cupboards and drawers under, Rangemaster Toledo XT with 6 ring ceramic hob and 2 ovens under, cupboard housing the Ideal Vogue Max gas boiler (installed 2023) and opening into the dining room/living room area.

### DINING ROOM/LIVING ROOM

8.36m x 3.69m (27' 5" x 12' 1") Feature fireplace with electric coal-effect fire, radiator, large pitched skylight, engineered oak floor and UPVC double doors with matching side panels to the rear garden.

Please note: The living room extension area has underfloor heating.

### GOOD SIZE UTILITY ROOM

3.43m x 2.44m (11' 3" x 8' 0") Worktops to 2 sides with grey composite sink unit with mixer tap, tiled splashbacks, high gloss cupboards under, space and plumbing for automatic washing machine, space for tumble dryer and fridge, UPVC double glazed window to rear, matching wall cupboards and opening into the rear lobby.

### REAR LOBBY

UPVC glazed door to outside, tiled floor and door into the shower room.



## **GROUND FLOOR SHOWER ROOM**

2.59m into window recess x 1.78m (8' 6" x 5' 10") Double size shower cubicle with mains 'Rainfall' shower, low level WC, wash hand basin set in a unit with 3 drawers under, mirror with lighting over, extractor, frosted window to rear, heated chrome towel rail/radiator, fully tiled walls and floor.

## **SITTING ROOM**

5.90m into bay x 3.94m (19' 4" into bay x 12' 11") Large UPVC double glazed bay window to front, feature fireplace with electric coal-effect fire, bespoke built-in recessed cupboards and shelves, picture rails and African walnut flooring.

## **FIRST FLOOR LANDING**

2.85m x 2.81m max into stair recess (9' 4" into stair recess x 9' 3") Access to the boarded loft..

## **BEDROOM 1**

5.90m into bay x 3.07m (19' 4" into bay x 10' 1") Large UPVC double glazed bay window to front, radiator and 3 built-in wardrobes each with hanging rails and shelves.

## **BEDROOM 2**

4.55m x 3.06m (14' 11" x 10' 0") Large UPVC double glazed window overlooking the rear garden, radiator, built-in double wardrobe with hanging rail and shelving, further single built-in wardrobe with hanging rail and shelf.

## **BEDROOM 3**

3.09m into window recess x 2.60m (10' 2" x 8' 6") Twin aspect windows and radiator.

## **BATHROOM**

2.65m into window recess x 2.59m (8' 8" x 8' 6") Double size shower cubicle with mains 'Rainfall' shower, extractor, panelled bath with mixer tap and shower attachment, low level WC, wash hand basin in unit with double storage cupboard under, mirror fronted cosmetics cupboard over, further storage cupboard, heated chrome towel rail/radiator, frosted window to rear and fully tiled walls and floor.

## **OUTSIDE**

The property is approached via an extensive brickweave driveway with further shingled area providing parking for approximately 6 cars with steps leading up to the front entrance door and a raised pathway leading round to the rear lobby door. There are flower, shrub and tree borders to the front and the front garden is enclosed by hedged and fenced boundaries.

To the East side of the property there is a Pod Point electric vehicle home charge point with raised flower beds and an outside tap.

The South facing rear garden is a fine feature of the property with a raised patio with steps leading down to a shingled area with circular feature patio and pathway leading to the 2 wood cabins. The remainder of the rear garden is mainly laid to neat lawn with various flower and shrub beds, mature trees, an arbour, neat vegetable patches and a garden shed.

To the East side of the property is a paved area, ideal for outside dining with double gates leading out to the front of the property.

The rear garden is enclosed by fenced boundaries.

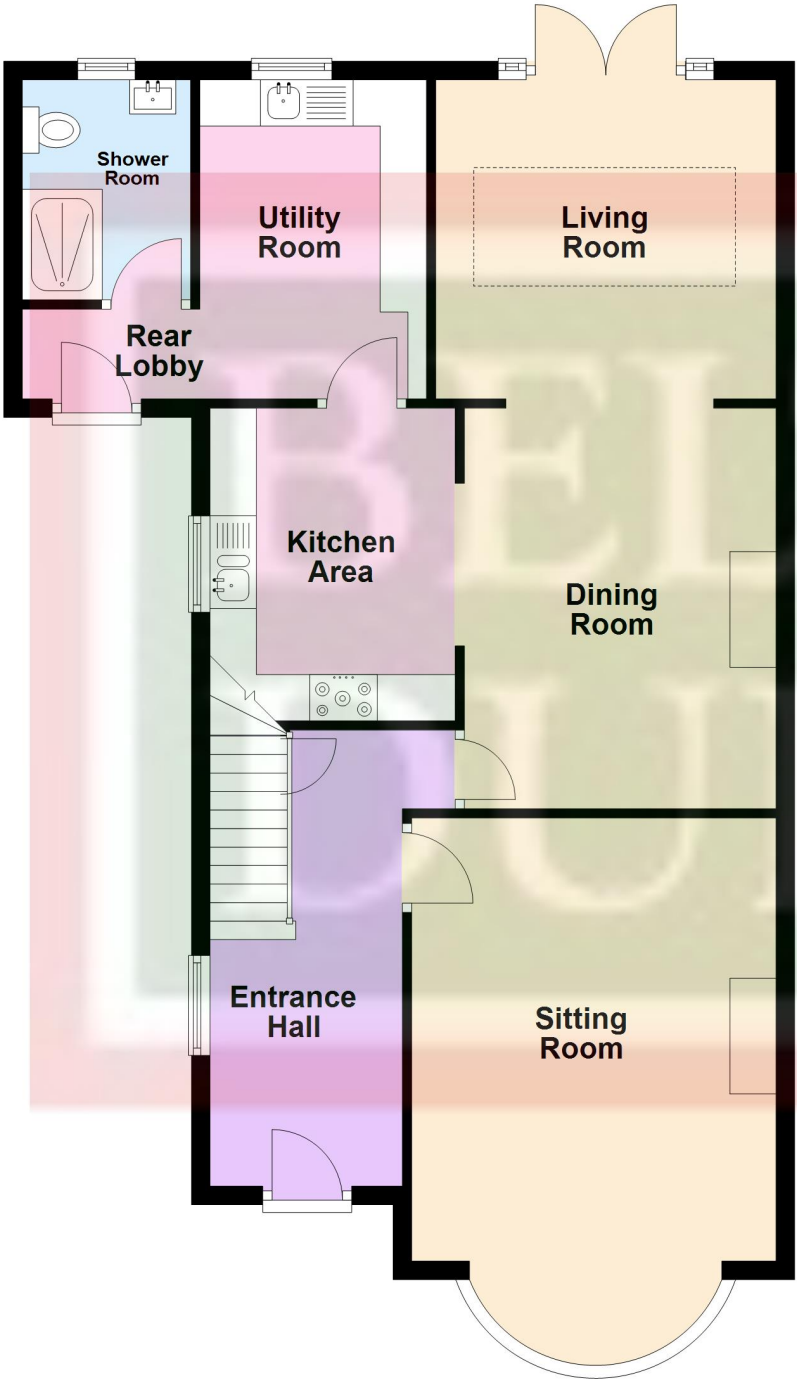
## **WOOD CABIN/WORKSHOP**

5.45m x 3.33m (17' 11" x 10' 11") Power, strip lighting, double doors to front, 3 windows to side and personal door to side.

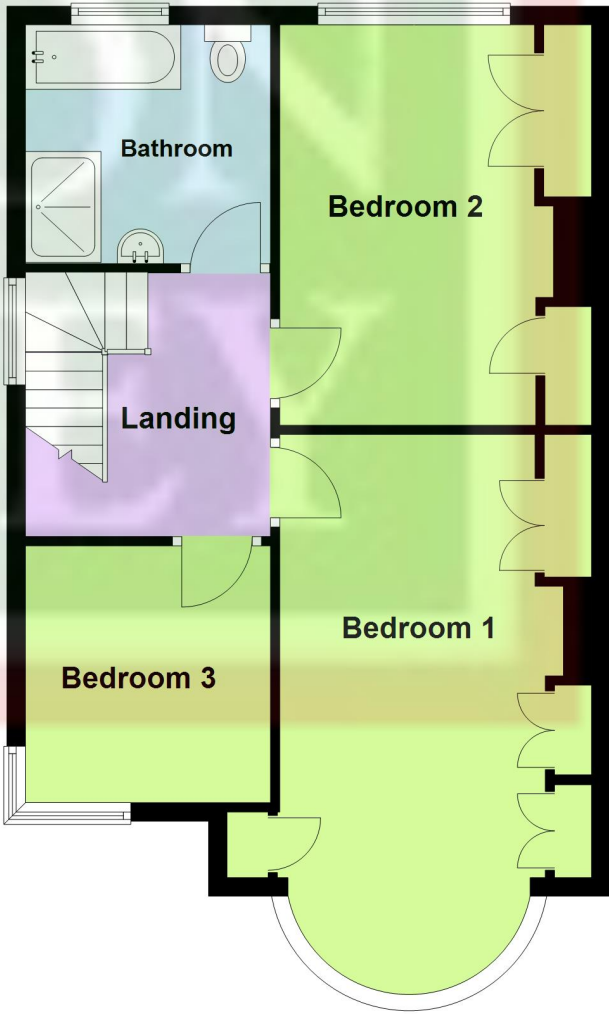
## **WOOD CABIN/HOME OFFICE**

3.49m x 2.90m (11' 5" x 9' 6") Power strip lighting, double doors to front and window to front.

Ground Floor



First Floor



## DIRECTIONS

From King's Lynn town centre proceed out of town via Littleport Street and onto Gaywood Road. Continue along, passing the Gaywood Clock and then bear right into Gayton Road. Proceed along Gayton Road past the medical centre and the property will be found a little further down on the right hand side.

## OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

Council Tax Band C.

Gas fired central heating. 10 solar panels - The solar panel installation provides a Smart Export Guarantee ( SEG ) Certificate, which allows any excess electricity to go back to the Grid, and get paid for it.

EPC - B.

## TENURE

This property is for sale .

## VIEWING

Strictly by appointment with the agent.





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