



NEWSON & BUCK
ESTATE AGENTS

3 Hawthorn Road
Gayton
King's Lynn
Norfolk
PE32 1UW

£275,000

Nestled in the sought-after village of Gayton, this freshly decorated two-bedroom detached bungalow offers a fantastic opportunity for those seeking a peaceful rural lifestyle with convenience on the doorstep. Offered with no onward chain, the property is ready to move into and ideal for downsizers, first-time buyers, or those looking for single-storey living. The accommodation includes a light-filled lounge, kitchen, two well-proportioned bedrooms, and a bathroom, all presented in excellent decorative order throughout.

Outside, the bungalow benefits from a private driveway and garage, providing ample parking and secure storage.

The generous rear garden is a standout feature, with a well-maintained lawn, summer house, and storage shed, offering versatile outdoor space for relaxation, hobbies, or entertaining. Located in a quiet village setting, yet within easy reach of local amenities, schools, and transport links including a direct bus to Kings Lynn Town Centre, this delightful home blends rural charm with practical living.

- Detached Bungalow
- Two Bedrooms
- Garage & Driveway
- Village Location
- Lounge
- Kitchen
- Council Tax - B
- Close to Amenities & Local School



Entrance Hall

Entrance door, carpeted, radiator, storage cupboard, loft access, doors leading to

Kitchen

7' 10" x 9' 02" (2.39m x 2.79m) Range of base and wall cabinets, worktop, steel sink with mixer tap, side door to rear lobby, window to front, cooker, space for fridge/freezer, washing machine

Lounge

17' 11" x 11' 03" (5.46m x 3.43m) Carpeted, two windows to rear aspect, two radiators

Bathroom

8' 05" max x 5' 11" max (2.57m x 1.80m) Three piece suite including panelled bath with shower attachment, hand basin and low level flush w/c, radiator, vinyl flooring, radiator, window to front aspect.

Bedroom One

11' 05" x 11' 03" (3.48m x 3.43m) Carpeted, window to rear aspect, radiator

Bedroom Two

9' 02" x 8' 00" (2.79m x 2.44m) Carpeted, radiator, window to front aspect

Lobby

3' 04" x 17' 03" (1.02m x 5.26m) Tiled flooring, entrance door and door to rear garden

Garage

8' 06" x 16' 07" (2.59m x 5.05m) Up and over door, window to rear, lighting and power, oil boiler

External

Outside, the bungalow benefits from a private driveway and garage, providing ample parking and secure storage.

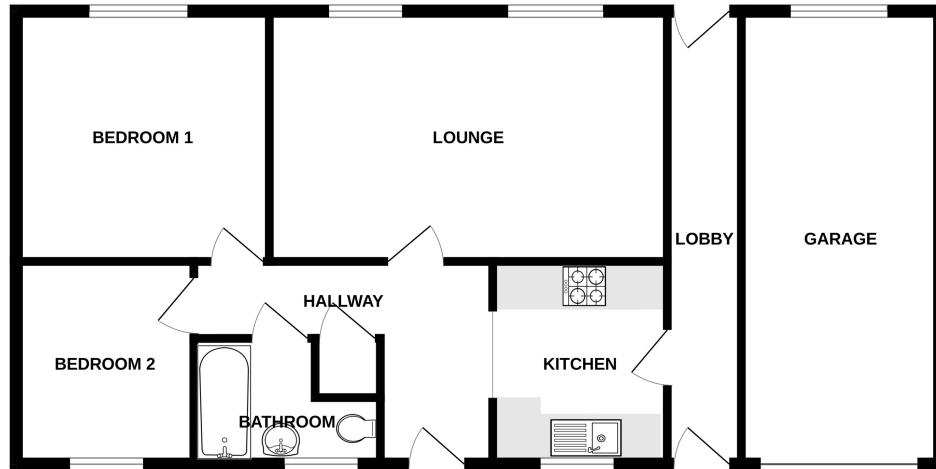
The generous rear garden is a standout feature, with a well-maintained lawn, summer house, and storage shed, offering versatile outdoor space for relaxation, hobbies, or entertaining.

Council Tax - B

EPC - Awaiting



GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq.ft. (78.8 sq.m.) approx.

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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