



NEWSON & BUCK
ESTATE AGENTS



73 Gayton Road, Ashwicken, King's Lynn, Norfolk PE32 1LW

£380,000

A rare and unique opportunity to acquire a three bedroom detached family home situated on a plot measuring approximately 3/4 of an acre (stms) within the popular village of Ashwicken . The accommodation comprises entrance hall, lounge diner, kitchen, utility room, three double bedrooms and family bathroom. The property further benefits from double glazing, oil fired central heating, a number of garages and off-road parking for numerous vehicles provided by a generous sized driveway. Local amenities can be found in the surrounding villages with more extensive facilities found in King's Lynn Town Centre along with a main line rail link into Cambridge and London King's Cross.



01553 775151



Entrance Hallway

UPVC front door opening into entrance hallway, fitted carpets, one radiator, staircase to first floor.

Lounge Diner

15' 00" x 25' 07" (4.57m x 7.80m) One double glazed window, two radiators, fitted carpet, sliding doors to conservatory.

Kitchen

13' 11" x 10' 07" (4.24m x 3.23m) Vinyl flooring, fitted kitchen units, electric fan oven, induction hob, extractor, sink drainer, one double glazed window, integrated fridge freezer.

Utility

Vinyl flooring, two radiators, one double glazed window, stainless steel sink, low flush W/C, space for washing machine and tumble dryer.

Bedroom One

15' 01" x 15' 10" (4.60m x 4.83m) Fitted carpets, one radiator, one double glazed window, fitted wardrobes.

Bedroom Two

14' 00" x 13' 02" (4.27m x 4.01m) Fitted carpets, one double glazed window, one radiator, airing cupboard space.

Bedroom Three

10' 01" x 14' 07" (3.07m x 4.45m) Fitted carpets, one double glazed window, one radiator.

Bathroom

14' 06" x 6' 00" (4.42m x 1.83m) Vinyl flooring, one double glazed window, two radiators, sink unit, wet room shower area, bathtub, low flush W/C.

Rear Garden

Laid grass extending to boundary with various trees and garages.

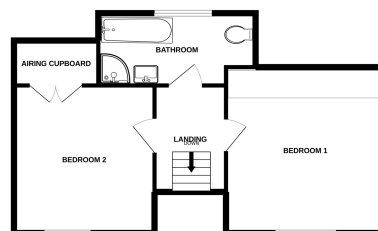
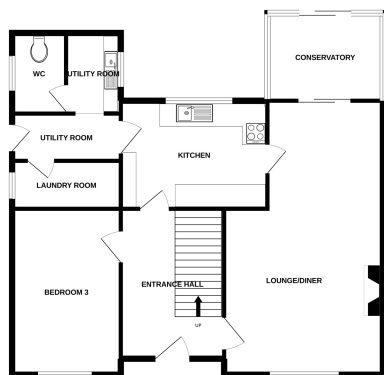
EPC - TBC

Council Tax Band - F



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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