



NEWSON & BUCK  
ESTATE AGENTS

1 Lansdowne Close

Gayton

King's Lynn

Norfolk

PE32 1QW

£309,995

Welcome to 1 Lansdowne Close, set in a wonderful position, this neatly presented detached bungalow offers an excellent opportunity to enjoy village life in the popular and well-served village of Gayton. Perfectly placed within walking distance of local amenities, the property combines convenience with a sense of privacy and space. The accommodation is both comfortable and well-proportioned, comprising three bedrooms, two inviting reception rooms and a well-appointed kitchen. Light and airy throughout, the layout has been designed with flexibility in mind, making it ideal for a variety of lifestyles. Outside, the property continues to impress. A private, south-facing rear garden provides a wonderful retreat with excellent levels of seclusion – perfect for relaxation, entertaining, or simply enjoying the sunshine. To the front, a driveway leads to an attached garage, offering both parking and storage. This attractive home is set within a sought-after location, offering the best of village living while remaining within easy reach of King's Lynn and surrounding areas. Early viewing is highly recommended.

- Detached Bungalow
- Oil Fired Central Heating & Double Glazing
- Three Bedrooms
- W/C to Master
- Garage and Driveway
- EPC - Awaiting
- Two Reception Rooms



### **Entrance Hall**

21' 06" x 7' 0" (6.55m x 2.13m) Entrance door, radiator, carpeted, loft access , airing cupboard, doors leading to

### **Lounge**

11' 03" x 20' 09" (3.43m x 6.32m) LVT Flooring, window to front and side aspect, radiator, feature fireplace and surround

### **Kitchen**

10' 02" x 12' 05" (3.10m x 3.78m) Wooden flooring, range of base and wall cabinets, wooden worktops, double inset butler sink with tap over, space for washing machine, space for range cooker, boiler cupboard, door leading to rear garden

### **Sitting Room**

20' 00" x 7' 09" (6.10m x 2.36m) Carpeted, sliding doors to rear garden, window to rear aspect, radiator

### **Bedroom One**

12' 09" x 12' 08" (3.89m x 3.86m) Laminate flooring, built in wardrobe units, window to side aspect, radiator

### **W/C**

5' 04" x 4' 08" (1.63m x 1.42m) Vinyl flooring, low level flush w/c, hand basin, window to front aspect

### **Bedroom Two**

9' 09" x 12' 08" (2.97m x 3.86m) Carpeted, window to side aspect, radiator

### **Bedroom Three**

9' 08" x 11' 03" max (2.95m x 3.43m) Carpeted, window to rear aspect, radiator,

### **Bathroom**

5' 04" x 7' 08" (1.63m x 2.34m) Laminate flooring, panelled bath with electric shower over, 1/2 tiled wall surround, towel radiator, window to rear aspect, low level flush w/c, hand basin



### **Garage**

10' 04" x 18' 07" (3.15m x 5.66m) Window to rear aspect, door to side and front, power and lighting

### **External**

The property enjoys a pleasant setting within a quiet cul-de-sac, with a neat frontage approached via a private driveway that provides off-road parking and access to the attached garage.

To the rear, the bungalow benefits from a particularly attractive and secluded garden, enjoying a sunny south-facing aspect. The outdoor space has been thoughtfully laid to both patio and lawn, creating a versatile and low-maintenance environment ideal for outdoor dining, entertaining or quiet relaxation. Mature borders add further interest and ensure excellent levels of privacy.

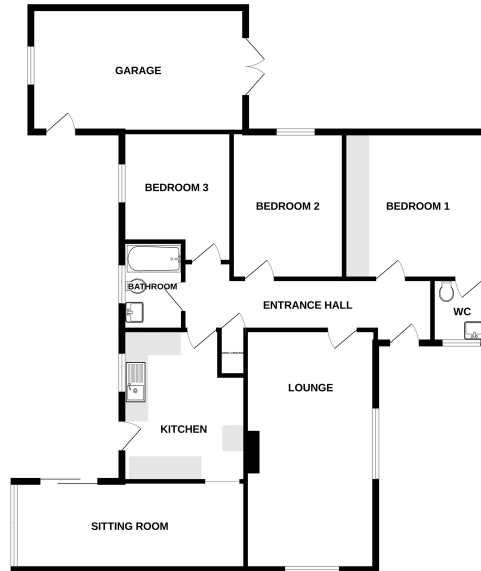
**EPC - Awaiting**

**Council Tax - C**





GROUND FLOOR  
1279 sq.ft. (118.8 sq.m.) approx.



TOTAL FLOOR AREA: 1279 sq.ft. (118.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor area, wall space, stairs and any other items are approximate and do not constitute a claim for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The various systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Floorplan (2020)



18-20 King Street, King's Lynn, Norfolk, PE30 1ES

Tel: 01553 775151 Email: [kingslynn@millsopps.com](mailto:kingslynn@millsopps.com) [www.millsopps.com](http://www.millsopps.com)