



2 Hawthorn Road, Gayton  
Guide Price £395,000

**BELTON DUFFEY**





## 2 HAWTHORN ROAD, GAYTON, NORFOLK, PE32 1UW

An impressive 4 bedroom detached bungalow offering superb open-plan living, with parking, garage and gardens, in a popular village location.

### DESCRIPTION

An impressive 4 bedroom detached bungalow offering superb open-plan living, with parking, garage and gardens, in a popular village location.

The property is installed with oil central heating, UPVC double glazing and offers stylish modern living accommodation which briefly comprises entrance hall, superb open-plan kitchen/sitting room, 4 bedrooms (1 en-suite) and a family bathroom.

Outside, the property occupies a lovely corner plot with ample parking, garage and attractive gardens.

The Agents recommend an early inspection of the beautiful property.

### SITUATION

Gayton is a village some 8 miles east of King's Lynn, and has a selection of local shops, including garage and post office, 2 butchers, grocery and newsagent and a popular first school. It is within easy reach of both King's Lynn town, with its electrified main line to London Kings Cross (1 hour, 36 minutes) and also the attractions of Sandringham and the North Norfolk coast. The countryside is pleasantly wooded, gently undulating and ideal for rural leisure activities.

### ENTRANCE HALL

UPVC double glazed entrance door with frosted side panels, radiator in cover, loft access, shelved airing cupboard and porcelain tiled floor.

### SUPERB OPEN-PLAN KITCHEN/SITTING ROOM

6.34m x 5.64m (20' 10" x 18' 6") Black granite worktops with inset sink and mixer tap, cupboards and drawers under, induction hob with extractor over, integrated Bosch oven, microwave, warming drawer, washing machine, tumble dryer, matching wall units and space for American fridge/freezer with cupboards either side, further worktop with cupboards under housing the Miele washing machine and tumble dryer. There is also a central island with further inset sink with mixer tap and Quooker instant hot water tap. In the sitting area there is a multi-fuel burner, 2 sets of bi-fold doors which lead onto the rear terrace. This area has underfloor heating.

### MASTER BEROOM

3.88m into window recess x 3.51m (12' 9" into window recess x 11' 6") UPVC double glazed window to front, radiator, ceiling spotlights and door into en-suite.

### EN-SUITE

3.51m x 1.46m (11' 6" x 4' 9") Walk-in shower cubicle with mains shower, panelled bath with mixer tap and shower attachment, low level WC with concealed cistern, wash hand basin in unit with double cupboard under, glass shelf and mirror with lighting above, part tiled walls, upright heated chrome towel rail/radiator, ceiling spotlights and tiled floor.

### BEDROOM 2

3.69m x 3.07m (12' 1" x 10' 1") Window to rear and radiator.





### **BEDROOM 3**

3.69m x 2.47m to front of wardrobes (12' 1" x 8' 1" to front of wardrobes) Window to front, radiator and range of fitted wardrobes with hanging rails and shelves.

### **BEDROOM 4**

2.80m x 2.72m into window recess (9' 2" x 8' 11" into window recess) Window to front, radiator, wall cupboard and wood effect flooring.

### **BATHROOM**

2.69m into window recess x 1.98m (8' 10" into window recess x 6' 6") Double size shower cubicle with mains shower, extractor, low level WC, pedestal wash hand basin with 2 cupboards under, frosted window to rear, upright heated chrome towel rail/radiator, 2 wall cupboards, tiled walls, ceiling spotlights and tiled floor.

### **OUTSIDE**

The property sits on an attractive corner plot and is approached via a brick paved driveway, providing ample car parking for several vehicles and leading up to the front entrance door and garage, plus an electric vehicle charging point. The remainder of the front and side garden is laid to neat lawn with various flowers, shrubs and trees.

### **GARAGE**

5.36m x 2.61m (17' 7" x 8' 7") Electric up and over door, power, light, oil fired boiler, various shelving, window to rear and personal door to rear garden.

The enclosed rear garden is mainly paved for easy maintenance with a porcelain tiled upper area with steps down to the patio which is ideal for sitting/dining out, gazebo, pizza oven, water feature, decorative walled boundary, shingled areas, garden shed, concealed oil tank and gated access to the front.

### **DIRECTIONS**

From King's Lynn town centre proceed along Littleport Street, through Gaywood and turn right at the Gaywood Clock into Gayton Road. Continue to the roundabout by the Queen Elizabeth Hospital and take the second exit onto the B1145. Proceed for approximately 6 miles into the village of Gayton, passing the petrol station on the right hand side. Shortly after this, take the next right into Winch Road. Proceed along Winch Road, taking the second left turning into Back Street. Continue along Back Street, taking the next left hand turning into Birch Road, proceed along, taking the first left into Hawthorn Road, where the property will be seen immediately on the right, designated by our 'For Sale' board.

### **OTHER INFORMATION**

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

EPC - E.

Oil fired central heating.

### **TENURE**

This property is for sale Freehold.

Hawthorn Rd





## VIEWING

Strictly by appointment with the agent.





## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 770055  
E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

26 Staithe Street,  
Wells-next-the-Sea,  
Norfolk, NR23 1AF.  
T: 01328 710666  
E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

[www.beltonduffey.com](http://www.beltonduffey.com)

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