



Robin Hill 81 Gayton Road, Ashwicken
Guide Price £650,000

BELTON DUFFEY



ROBIN HILL 81 GAYTON ROAD, ASHWICKEN, KING'S LYNN, NORFOLK, PE32 1LW

A 4 bedroom, 3 reception, detached residence, occupying established grounds of approximately 1/3 acre (sts) with garage and parking.

DESCRIPTION

A 4 bedroom, 3 reception, detached residence occupying established grounds of approximately 1/3 acre (sts) with garage and parking.

The property benefits from gas central heating, UPVC double glazing, smooth ceilings, wood panelled internal doors, wooden floors.

The accommodation briefly comprises: porch, entrance hall, kitchen, sitting room, dining room, garden room, conservatory and cloakroom to the ground floor. On the first floor are 4 bedrooms, a separate WC and bathroom.

Outside, the property occupies an established plot of approximately 1/3 acre, subject to survey, with ample parking, garage and 2 garden sheds.

The Agents recommend an early inspection of this property.

SITUATION

Ashwicken is a sought after residential area on the outskirts of King's Lynn, enjoying a rural environment, mainly comprising large individual properties standing in their own mature grounds. The village is only some five miles or so from King's Lynn and is particularly convenient for the Queen Elizabeth Hospital. It has its own primary school and the area is well known for its walks and good riding facilities. The nearby village of Gayton has a range of shops for everyday needs and the surrounding area has attractive and undulating wooded countryside. The North Norfolk coast, an area of outstanding natural beauty, and the cities of Norwich and Cambridge are all within motoring distance, as is the Royal Estate of Sandringham.

ENTRANCE PORCH

Tiled floor, oak panelled front entrance door with glass side panels to outside.

ENTRANCE HALL

2.37m x 2.25m (7' 9" x 7' 5") Parquet floor, radiator, smoke alarm, wooden stairs to first floor landing, doors into sitting room, dining room, kitchen and inner hall.

KITCHEN

3.90m x 2.96m (12' 10" x 9' 9") Granite effect worktops to 3 sides with 1.5 bowl composite sink unit and chrome mixer tap, white coloured cupboards and drawers under, space and plumbing for washing machine, space to dishwasher, ceramic hob with Neff integrated cooker under and extractor over, further matching wall and base units, further Neff double oven with grill. Shelved cupboard housing the Vaillant ecoTEC plus 630 boiler.

SITTING ROOM

5.50m x 4.28m (18' 1" x 14' 1") UPVC double glazed windows to front, feature fireplace with brick and tiled hearth and tiled mantel, further window to rear, 2 ceiling beams, 2 radiators and mahogany effect glazed doors into conservatory.

DINING ROOM

3.95m x 3.66m (13' 0" x 12' 0") Window to front, feature fireplace with brick surround and tiled hearth, door leading to entrance hall.

INNER HALLWAY

Parquet floor, radiator, storage cupboard housing the electric trip switches and door into cloakroom.



CLOAKROOM

Low level WC, wash hand basin set in a recess.

GARDEN ROOM

4.33m x 3.84m (14' 2" x 12' 7") Windows to side, radiator, wood effect UPVC door with glazed side panels to rear garden.

CONSERVATORY

4.55m x 3.50m (14' 11" x 11' 6") Brick built construction with UPVC double glazed units and a pitched polycarbonate roof with double glazed doors to rear garden.

SPLIT-LEVEL FIRST FLOOR LANDING

Door into Bedroom 1.

BEDROOM 1

4.33m x 3.84m (14' 2" x 12' 7") Window to rear, radiator, shower in cubicle, wash hand basin set in a vanity unit with double cupboard under.

SEPARATE WC

Part tiled walls and WC.

LANDING

0m x 0m (0' 0" x 0' 0") Wooden floor, loft access, window to front and walk-in storage cupboard with window to front and radiator. Airing cupboard with shelves and housing the hot water cylinder with dual immersion.

BEDROOM 2

4.28m x 3.59m (14' 1" x 11' 9") Windows to front, radiator, pedestal wash hand basin, wood floor and built-in cupboard with hanging rail and shelf.

BATHROOM

2.32m x 1.78m (7' 7" x 5' 10") Suite comprising panel bath with shower over, wash hand basin and bidet, tiled walls, window to rear and heated towel rail.

BEDROOM 3

3.95m x 3.66m (13' 0" x 12' 0") Window to rear and window to side, radiator, wooden floor, built-in storage cupboard with hanging rail and shelf.

BEDROOM 4

4.01m max into door recess x 2.96m (13' 2" max x 9' 9") Window to front, tiled fireplace, radiator and built-in cupboard with hanging rail and shelf.

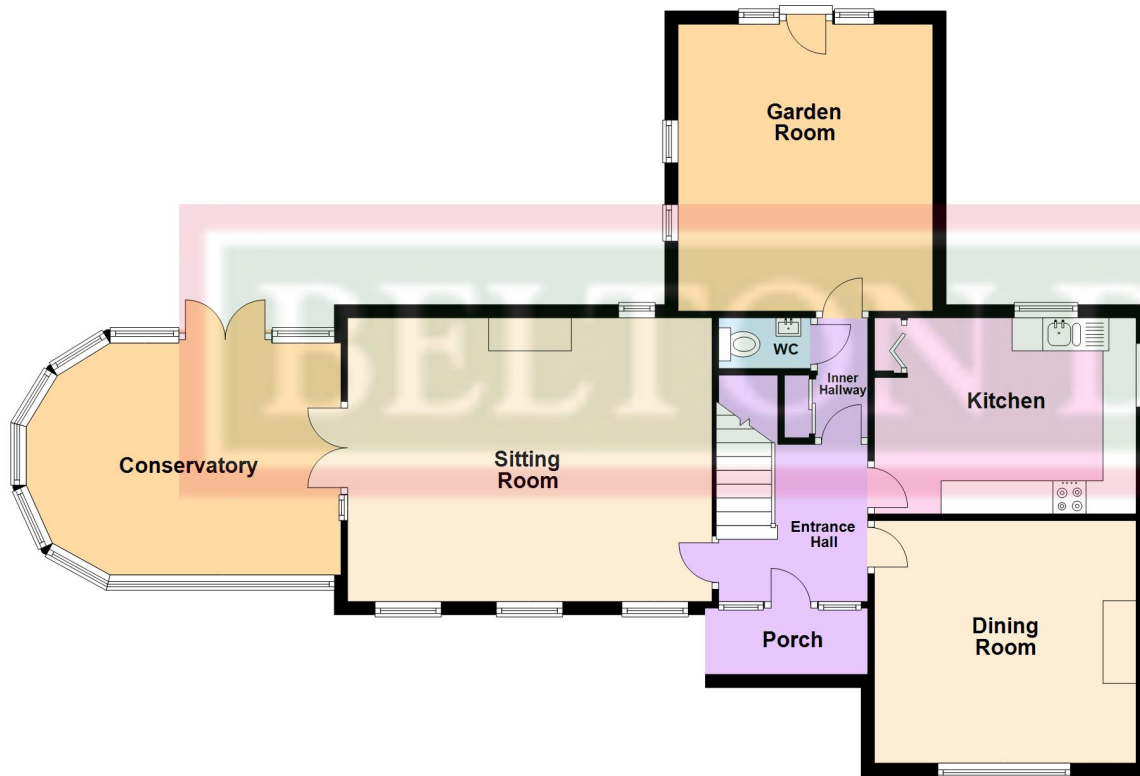
OUTSIDE

The property occupies an established private plot of approximately 1/3 acre (subject to survey) and is accessed via a gravelled driveway leading to gravelled parking and further driveway leading to the detached garage.

The front garden is laid to lawn with flower and shrub borders and tree and is enclosed by fenced and hedged boundaries. There is a gated access at the side of the property which leads round to the rear garden with steps up to the conservatory.

The rear garden is a fine feature of the property, being laid to lawn with paved patio areas, paved pathway and further circular paved pathway, established flowers, shrubs and trees, including weeping birch, chestnut, copper beech and apple. There are 2 garden sheds and a greenhouse.

Ground Floor



First Floor



DETACHED GARAGE

Electric up and over door, personal door to side, power and light.

DIRECTIONS

From King's Lynn proceed through Gaywood to the roundabout by the Queen Elizabeth Hospital. Take the second exit onto the B1145 and continue through Bawsey and onto Ashwicken. Continue along the B1145 passing the turning for Leziate Drove on your left and past Church Lane on the right. Proceed along and take the next left hand turning into the slip road, where the property will be seen a short way down on the left 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 F.

EPC - F.

Gas heating.

TENURE

This property is for sale Freehold.

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

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

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

www.beltonduffey.com

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