



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.

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

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

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

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

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

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

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

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

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

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

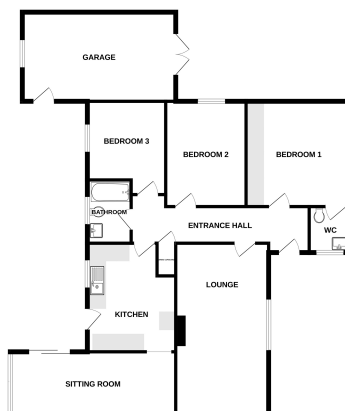
The property enjoys a pleasant setting within a quiet cul-de-sac, with a neat frontage approached via a private driveway that provides off-road parking and access to the attached garage.

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.

Council Tax - C



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



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