



NEWSON & BUCK
ESTATE AGENTS



5 Church View Lane, Gayton, King's Lynn, Norfolk PE32 1PY £299,995

Nestled within the ever-popular village of Gayton, this beautifully presented two-bedroom semi-detached home offers the perfect balance of modern living and village lifestyle. Immaculately finished and truly turn-key ready, the property is designed to suit a variety of buyers – whether you're looking for your first home, a place to grow into, or a tranquil retreat. The accommodation is thoughtfully arranged, comprising a welcoming hall, stylish lounge, ground floor w/c, and a contemporary kitchen diner that provides the ideal setting for entertaining family and friends. Upstairs you'll find two well-proportioned double bedrooms, along with a modern family bathroom. With underfloor heating to the ground floor, efficient air source heating, and off-road parking for multiple vehicles, practicality has been seamlessly combined with comfort. The west-facing rear garden invites you to enjoy long summer evenings, making it a true extension of the living space and perfect for outdoor dining or relaxation. Gayton itself is a highly sought-after location, with a welcoming village pub and local amenities close by. For a wider selection of shops and services, King's Lynn is just a short drive away, offering a direct rail link to both Cambridge and London King's Cross. This home offers not just a place to live, but a lifestyle to embrace.

Entrance Hall

6' 7" x 13' 01" (2.01m x 3.99m) Entrance door, stairs to first floor, wooden flooring, doors leading to

Kitchen/Diner

18' 11" x 12' 07" (5.77m x 3.84m) Wooden flooring, range of base and wall cabinets, worktops, induction hob with extractor over, electric oven, space and plumbing for washing machine, space and plumbing for tumble dryer/dishwasher, inset steel sink with mixer tap over, two windows to rear aspect, door leading to rear garden

Lounge

18' 11" x 12' 07" (5.77m x 3.84m) Carpeted, two windows to front aspect

Downstairs W/C

8' 05" x 3' 03" (2.57m x 0.99m) Wooden flooring, low level flush w/c, hand basin, door leading to under stairs storage which is carpeted and has electric

Landing

Carpeted, radiator, loft access, cupboard housing air source unit

Bedroom One

16' 09" x 11' 06" (5.11m x 3.51m) Carpeted, radiator, two windows to front aspect

Bedroom Two

16' 09" x 11' 06" (5.11m x 3.51m) Carpeted, radiator, two windows to rear aspect

Family Bathroom

10' 06" x 8' 06" (3.20m x 2.59m) Carpeted, window to side aspect, standard panelled bath with thermostatic shower over with shower screen, low level flush w/c, hand basin, towel radiator

External

To the front, the property is approached via a generous shingle driveway, providing ample off-road parking, with a patio path leading neatly to the front door. The rear garden is west-facing, making the most of the afternoon and evening sun, and is laid mainly to lawn with a small patio area – ideal for outdoor dining or simply relaxing while enjoying the peaceful surroundings.

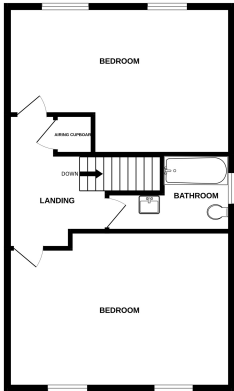
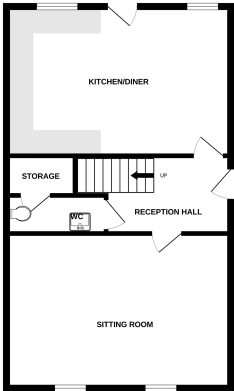
EPC - B

Council Tax - B



GROUND FLOOR
609 sq ft (56.6 sq m.) approx.

1ST FLOOR
609 sq ft (56.6 sq m.) approx.



TOTAL FLOOR AREA: 1218 sq ft (113.1 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of floors, walls, windows and doors have been taken as approximate and are not intended to be used for any purpose other than a guide. The actual floor area may vary slightly from the approximate floor area shown. The actual floor area may vary slightly from the approximate floor area shown. The actual floor area may vary slightly from the approximate floor area shown.