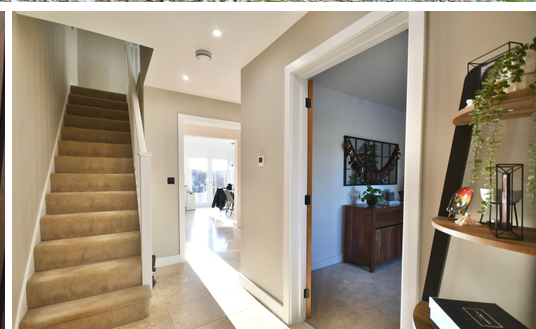
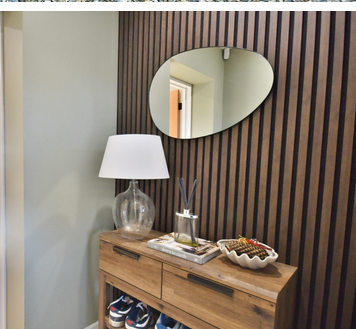




NEWSON & BUCK  
ESTATE AGENTS



## 64a Gayton Road, East Winch, King's Lynn, Norfolk PE32 1NW    £314,995

Newson and Buck are delighted to present 64a Gayton Road, a beautifully presented five-year-old, three-bedroom semi-detached home, located within the highly popular village of East Winch. The property has been thoughtfully upgraded and is finished to a high standard throughout. Key features include air source heating with underfloor heating to the ground floor, solar panels enhancing energy efficiency, and air conditioning installed in the principal bedroom. A modern fitted kitchen with integrated appliances and quality fitted flooring further complement the contemporary finish. The accommodation comprises a welcoming front porch, entrance hall, lounge, WC, utility area, and an open-plan kitchen/diner, ideal for modern family living. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite, together with a stylish family bathroom. Externally, the property benefits from ample off-road parking to the front, while to the rear is a private, south-facing garden which is not overlooked, providing an excellent space for outdoor relaxation and entertaining with wonderful views.



**Porch**  
5' 07" x 5' 04" (1.70m x 1.63m) Entrance door, Tiled flooring, door leading to

**Entrance Hall**  
Tiled flooring, stairs to first floor, door leading to

**Lounge**  
12' 05" x 16' 04" (3.78m x 4.98m) Carpeted, window to front aspect

**Downstairs W/C**  
3' 04" x 5' 07" (1.02m x 1.70m) 3' 04" x 5' 07" (1.02m x 1.70m) Tiled flooring, window to side aspect, hand basin with vanity unit, low level flush w/c

**Kitchen/Dining Room**  
18' 11" x 12' 07" (5.77m x 3.84m) Tiled flooring, range of base and wall cabinets, worktops, inset steel sink with mixer tap over, eye level open with combi grill above, Five Ring Induction Hob with extractor over, integrated Fridge/Freezer, integrated Dishwasher, feature panelled wall, patio doors leading to rear garden, window to rear aspect, storage cupboard

**Utility Area**  
4' 08" x 5' 02" (1.42m x 1.57m) Tiled flooring, space and plumbing for washing machine and tumble dryer, worktop over with wall cabinets above, storage cupboard

**First Floor Landing**  
Carpeted, radiator, doors leading to

**Master Bedroom**  
10' 00" x 14' 05" (3.05m x 4.39m) Carpeted, built in double wardrobe, radiator, Air Conditioning unit, window to front aspect

**En-suite**  
5' 06" x 12' 07" max (1.68m x 3.84m) Tiled flooring, window to front aspect, Vanity unit with storage and basin, low level flush w/c, large shower enclosure with Thermostatic shower over, towel radiator

**Bedroom Two**  
8' 10" x 12' 01" (2.69m x 3.68m) Carpeted, radiator, window to rear aspect

**Bedroom Three**  
8' 07" x 9' 04" (2.62m x 2.84m) Carpeted, window to rear aspect, radiator

**Family Bathroom**  
7' 07" x 7' 02" max (2.31m x 2.18m) Tiled flooring, window to side aspect, panelled bath with thermostatic shower over, tiled bath surround, Vanity unit with basin, low level flush w/c

**External**  
To the front of the property is a large shingle driveway providing off-road parking for numerous vehicles. The frontage is fully gated and fenced, offering both privacy and security, and benefits from electric power suitable for vehicle charging.

To the rear is a south-facing garden, which is fully enclosed and not overlooked. The garden is mainly laid to lawn with a patio area positioned directly off the kitchen doors, creating an ideal space for outdoor dining and entertaining.

**Council Tax - B**

**EPC - B**

