



**Rosewood, Gayton**  
**Guide Price £389,950**

**BELTON DUFFEY**



# ROSEWOOD, LYNN ROAD, GAYTON, NORFOLK, PE32 1QJ

An attractive 3 double bedroom detached property offering modern living, in a popular village location with ample parking and enclosed rear garden.

## DESCRIPTION

An attractive 3 double bedroom detached property offering modern living, in a popular village location with ample parking and enclosed rear garden.

The property was built in 2017 to a high specification and benefits from underfloor heating to the ground floor with radiators to the first floor run by an air source heat pump.

The modern family accommodation briefly comprises entrance hall, sitting room with opening into the impressive kitchen/breakfast room, dining room/playroom and cloakroom to the ground floor. On the first floor are 3 double bedrooms, the master having an en-suite and Juliette balcony, and a family bathroom.

Outside, the property has a shingle driveway providing ample parking, oak storm porch and an enclosed rear garden.

The Agents recommend an early inspection of this beautiful family home.

## 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

Front entrance door, staircase to first floor landing and wood floor.

## CLOAKROOM

1.58m x 1.44m (5' 2" x 4' 9") Low level WC, wash hand basin in unit with cupboard under and window to side.

## SITTING ROOM

5.02m max x 4.15m (16' 6" max x 13' 7") Exposed brick fireplace with woodburner and oak beam over, window to side, door into hall, UPVC double glazed door to rear terrace and exposed brick areas with feature oak beam and opening into the superb kitchen/breakfast room.

## SUPERB KITCHEN/BREAKFAST ROOM

Solid oak worktops with Butler sink unit and mixer tap, white soft closure 'Shaker' style cupboards and drawers under, induction hob with stainless steel and glass extractor over and lighting above, built-in eye-level Neue oven with top oven/grill over and cupboard above, space for tumble dryer and washing machine, matching wall units, window to side, island with matching soft closure cupboards and drawers under, wood floor and UPVC double doors with matching side panels to rear terrace.



## **DINING ROOM/PLAYROOM**

5.41m x 3.75m into window recess (17' 9" x 12' 4" into window recess) A good size room with window to front and built-in storage cupboard housing the Daikin boiler.

## **SPACIOUS FIRST FLOOR LANDING**

Window to side, radiator, loft access and airing cupboard.

## **MASTER BEDROOM**

5.40m max, narrowing to 3.96m x 4.06m (17' 9" max, narrowing to 13' 0" x 13' 4") Juliette balcony, radiator, Velux window and door into en-suite.

## **EN-SUITE SHOWER ROOM**

2.60m max into shower x 1.31m (8' 6" max into shower x 4' 4") Double size shower cubicle with mains shower, low level WC, wash hand basin unit with cupboard under, frosted window to side, heated chrome towel rail/radiator, part tiled walls and wood floor.

## **BEDROOM 2**

4.37m x 4.15m (14' 4" x 13' 7") Twin aspect windows, radiator and built-in wardrobe with hanging rail.

## **BEDROOM 3**

4.71m to front of wardrobes x 3.79m (15' 5" to front of wardrobes x 12' 5") Window to front, radiator and mirror fronted wardrobes with hanging rails and shelving.

## **FAMILY BATHROOM**

2.80m into bath area x 1.69m (9' 2" in to bath area x 5' 7") P-shaped bath with mixer tap, mains shower over and shower screen, low level WC, wash hand basin unit with 2 drawers under, mirror over, heated chrome towel rail/radiator, 3 recessed display alcoves, Velux window and wood floor.

## **OUTSIDE**

The property is approached via a shingle driveway proving ample parking which leads up to the oak storm porch. To the front is a matching pebble fronted low brick wall with fenced boundaries either side and gated access to the rear garden.

The rear garden is laid to lawn with paved terrace ideal for al-fresco dining, outside lighting, and a garden shed. At the side of the property is a shingled area suitable for bin storage and an outside tap.

The rear garden is enclosed by fenced boundaries.

## **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. Continue through Gayton and the property will be seen on the left hand side, designated by our 'For Sale' sign.



AWAITING

FLOORPLAN

## OTHER INFORMATION

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

EPC - B.

Underfloor heating to the ground floor and radiators to the first floor, run by an air source heat pump.

## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





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