



NEWSON & BUCK
ESTATE AGENTS



3 Hawthorn Road, Gayton, King's Lynn, Norfolk PE32 1UW £275,000

Nestled in the sought-after village of Gayton, this freshly decorated two-bedroom detached bungalow offers a fantastic opportunity for those seeking a peaceful rural lifestyle with convenience on the doorstep. Offered with no onward chain, the property is ready to move into and ideal for downsizers, first-time buyers, or those looking for single-storey living. The accommodation includes a light-filled lounge, kitchen, two well-proportioned bedrooms, and a bathroom, all presented in excellent decorative order throughout.

Outside, the bungalow benefits from a private driveway and garage, providing ample parking and secure storage. The generous rear garden is a standout feature, with a well-maintained lawn, summer house, and storage shed, offering versatile outdoor space for relaxation, hobbies, or entertaining. Located in a quiet village setting, yet within easy reach of local amenities, schools, and transport links including a direct bus to Kings Lynn Town Centre, this delightful home blends rural charm with practical living.

Entrance Hall

Entrance door, carpeted, radiator, storage cupboard, loft access, doors leading to

Kitchen

7' 10" x 9' 02" (2.39m x 2.79m) Range of base and wall cabinets, worktop, steel sink with mixer tap, side door to rear lobby, window to front, cooker, space for fridge/freezer, washing machine

Lounge

17' 11" x 11' 03" (5.46m x 3.43m) Carpeted, two windows to rear aspect, two radiators

Bathroom

8' 05" max x 5' 11" max (2.57m x 1.80m) Three piece suite including panelled bath with shower attachment, hand basin and low level flush w/c, radiator, vinyl flooring, radiator, window to front aspect.

Bedroom One

11' 05" x 11' 03" (3.48m x 3.43m) Carpeted, window to rear aspect, radiator

Bedroom Two

9' 02" x 8' 00" (2.79m x 2.44m) Carpeted, radiator, window to front aspect

Lobby

3' 04" x 17' 03" (1.02m x 5.26m) Tiled flooring, entrance door and door to rear garden

Garage

8' 06" x 16' 07" (2.59m x 5.05m) Up and over door, window to rear, lighting and power, oil boiler

External

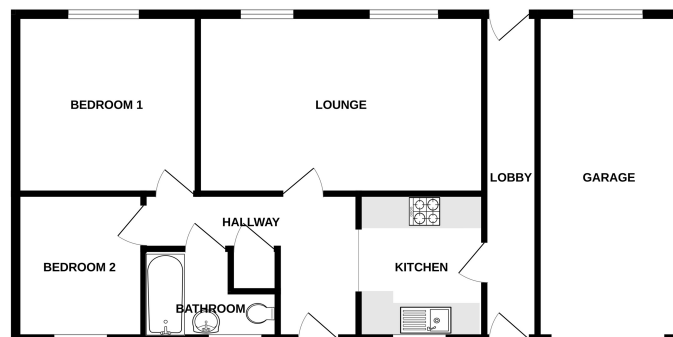
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Council Tax - B



GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan compared here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The details, options and appliances shown have not been tested and no guarantee as to their operating efficiency can be given.
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