



**68 Gayton Road, East Winch**  
**Guide Price £750,000**

**BELTON DUFFEY**





## **68 GAYTON ROAD, EAST WINCH, NORFOLK, PE32 1NW**

An exceptional 4 bedroom, (4 bathroom), detached family residence (approx. 4000 sq.ft) with superb open-plan living, 1/3 of an acre grounds (STS), double garage and field views.

### **DESCRIPTION**

An exceptional 4 bedroom, (4 bathroom), detached family residence (approx. 4000 sq.ft) with superb open-plan living, 1/3 of an acre grounds (STS), double garage and field views.

The property is installed with 2 air-source heat pumps, UPVC double glazing, oak veneered internal doors, communications room with networking, security alarm and security cameras.

The builder is in the process of installing sanitary ware. There is a PC sum available for the kitchen and flooring throughout, so this enables the purchase to choose their preferred design and colour.

The spacious accommodation briefly comprises entrance, reception hall with oak staircase to the spacious galleried landing, superb open-plan kitchen/sitting/family room with 2 sets of bi-fold doors to the rear patio, utility room, cloakroom, boot room and communications room to the ground floor. On the first floor is a fine galleried landing with large window giving field views, family bathroom, master bedroom with dressing room and large en-suite bathroom, bedroom 2 with dressing room and en-suite, bedroom 3 with an en-suite and double wardrobe and bedroom 4 with a dressing room.

Outside, the property occupies a plot of approximately 1/3 of an acre, (s.t.s.) with an L-shaped driveway providing ample car parking, a double size tandem garage with 'in and out' garage doors and a good size rear garden with paved patio and field views.

The Agents recommend an early inspection of this property.

### **SITUATION**

From King's Lynn proceed eastwards on the A47 towards Swaffham; after approximately 4 miles passing through Middleton and on to East Winch. Continue into the village of East Winch and take the first left hand turning into Gayton Road. Proceed along and the property will be seen on the right hand side, designated by our 'For Sale' sign.

### **ENTRANCE**

2.45m x 1.79m max (8' 0" x 5' 10" max) Double grey doors to outside.

### **RECEPTION HALL**

4.07m x 3.39m (13' 4" x 11' 1") Oak staircase leading to the first floor galleried landing.





**CLOAKROOM**

1.58m x 1.26m (5' 2" x 4' 2")

**OPEN-PLAN SITTING ROOM/KITCHEN**

17.40m x 4.90m excluding the family room (57' 1" x 16' 1" excluding family room 5.51m x 3.96m (18' 1" x 13' 0" )

**SITTING ROOM**

6.77m x 4.90m (22' 3" x 16' 1")

**KITCHEN**

10.16m x 4.89m (33' 4" x 16' 1") Bi-fold doors to patio and field views.

**FAMILY ROOM**

5.51m x 3.96m (18' 1" x 13' 0") Bi fold doors to patio and field views.

**UTILITY ROOM**

3.71m x 2.43m (12' 2" x 8' 0")

**BOOT ROOM**

2.09m x 1.70m (6' 10" x 5' 7")

**COMMUNICATIONS ROOM**

1.69m x 1.47m (5' 7" x 4' 10")

**OFFICE**

3.61m x 3.30m (11' 10" x 10' 10")

**FIRST FLOOR GALLERIED LANDING**

7.24m x 4.49m (23' 9" x 14' 9") Twin aspect windows, radiator and field views.

**MASTER SUITE**

8.13m x 4.91m max (26' 8" x 16' 1" max) Bedroom and dressing room dimensions.

**DRESSING AREA**

4.11m x 4.24m (13' 6" x 13' 11") 2 double wardrobes, radiator.





**MASTER BEDROOM**

4.89m x 3.83m (16' 1" x 12' 7") 2 radiators, twin aspect windows with field views.

**EN-SUITE BATHROOM**

3.64m x 3.07m (11' 11" x 10' 1")

**BEDROOM 2**

7.84m x 4.67m overall including en-suite and dressing area (25' 9" x 15' 4")

**BEDROOM 2**

4.67m x 3.58m (15' 4" x 11' 9") Radiator.

**DRESSING ROOM 2**

2.82m x 1.98m (9' 3" x 6' 6") Radiator.

**EN-SUITE SHOWER ROOM 2**

2.02m x 1.82m (6' 8" x 6' 0")

**BEDROOM 3**

4.89m x 5.64m max into wardrobe area, narrowing to 3.65m (16' 1" x 18' 6" max, narrowing to 12' 0") Radiator.

**EN-SUITE SHOWER ROOM 3**

2.8m x 1.83m (9' 2" x 6' 0")

**BEDROOM 4**

3.63m x 3.39m (11' 11" x 11' 1") Radiator.

**DRESSING ROOM 3**

3.43m x 1.73m (11' 3" x 5' 8") Radiator.

**FAMILY BATHROOM**

3.23m x 2.43m (10' 7" x 8' 0")





## **OUTSIDE**

The property occupies a plot of approximately 1/3 of an acre, subject to survey, with an L-shaped driveway providing ample car parking and leading to the double tandem garage. The front garage is enclosed by fenced boundaries and has a 5-bar gated access. The rear garden has an extensively paved patio, shingled area and lawned rear garden, being enclosed fence boundaries and having field views. 2 Samsung heat pumps.

## **TANDEM DOUBLE GARAGE**

10.36m x 4.74m (34' 0" x 15' 7") "In and out garage" doors, Tempest hot water tank.

## **DIRECTIONS**

East Winch is a rural village some 7 miles or so from King's Lynn being almost equidistant to Swaffham. Both towns have a good selection of shops, schools and leisure activities. In addition, Downham Market is also easily accessible. The area is gently undulating and well wooded, thus making it ideal for riding and walking.

## **OTHER INFORMATION**

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

Air Source Heating via 2 Samsung air source heat pumps (Under floor heating to the ground floor and radiators to the first floor. Private treatment plant.

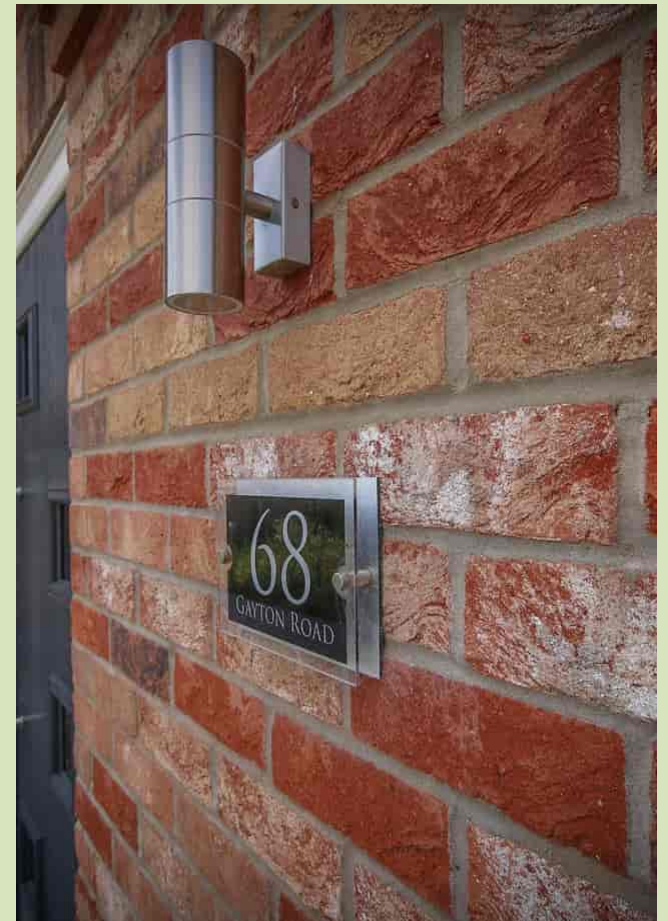
EPC Rating- TBC.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.







AWAITING

FLOORPLAN





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