



**58 Gayton Road, King's Lynn**  
**Guide Price £550,000**

**BELTON DUFFEY**



# 58 GAYTON ROAD, KING'S LYNN, NORFOLK, PE30 4EL

A 4 bedroom detached property in established grounds of approximately 0.3 acre (s.t.s.) with ample parking, garage, situated on the desirable Gayton Road.

## DESCRIPTION

A 4 bedroom detached property in established grounds of 0.3 acre, subject to survey, with ample parking, garage, being located on the desirable Gayton Road.

The property was built in the mid 1950's and retains many character features including: picture rails, open fireplaces and parquet floors. The accommodation briefly comprises entrance hall sitting room, dining room, garden room, home office/hobbies room, kitchen, rear lobby, pantry, utility and modern shower room to the ground floor. On the first floor are 4 bedrooms and a family bathroom.

Outside, the property has ample parking for at least 5 cars, garage, with a good size rear garden and 2 garden sheds.

## SITUATION

Gayton Road is a desirable residential area with a regular bus service to the town centre and Hunstanton and is situated close to the Queen Elizabeth Hospital, a doctor's surgery, local shops, library, supermarket and primary and secondary schools. There is good access to the town centre, which has undergone extensive improvements within the last few years.

King's Lynn has an historic port on the River Great Ouse and an internationally renowned medieval centre. There is also good access to the various industrial estates, the North Norfolk coast and the Royal Estate of Sandringham. There is a frequent train service to Cambridge and London.

## ENTRANCE HALL

4.92m x 1.96m (16' 2" x 6' 5") UPVC double glazed door to front, window to front, radiator, 2 under stairs storage cupboards, alarm panel, parquet flooring and staircase to first floor.

## SITTING ROOM

5.90m x 3.48m (19' 4" x 11' 5") Tiled fireplace with open fire, window to front, 2 radiators, double doors into the garden room and parquet floor.

## DINING ROOM

3.71m x 3.48m max into recess (12' 2" x 11' 5" max) Open fire with stone surround and hearth, serving hatch to kitchen, UPVC double glazed door the garden room and parquet floor.

## KITCHEN

3.96m max into window recess x 2.73m (13' 0" max into window recess x 8' 11") Granite effect worktops with 1.5 bowl ceramic sink unit and mixer tap, wood effect cupboards and drawers under, Zanussi 5 ring gas hob, space for dishwasher, built-in eye-level main oven with top oven/grill above and locker over, extractor, tiled wall areas, matching wall cupboards, 2 being glazed with downlighting, space for upright fridge freezer, window overlooking the rear garden, serving hatch to dining room and tiled floor.

## REAR LOBBY

Opening into the pantry and utility, tiled floor and UPVC double glazed door to rear garden.

## PANTRY

1.71m x 0.96m (5' 7" x 3' 2") Shelving, light, frosted window to rear and tiled floor.

## UTILITY

1.82m x 1.61m to front of cupboards (6' 0" x 5' 3") 5 wall cupboards, window to rear, space for washing machine and tumble dryer, space for upright freezer, ceramic sink with cupboard under, UPVC double glazed door to the rear patio and tiled floor.



## **GARDEN ROOM**

6.30m max x 3.10m (20' 8" max x 10' 2") Brick construction with UPVC double glazed units and polycarbonate roof, fitted blinds, 2 roof opening windows, double doors into the dining room and further double doors into the sitting room, radiator, parquet floor and double doors leading out onto the rear patio.

## **HOME OFFICE/HOBBIES ROOM**

4.54m max x 2.25m (14' 11" max x 7' 5") UPVC double glazed window overlooking the rear garden, radiator, wood effect floor and UPVC double glazed door to the side of the property.

## **GROUND FLOOR SHOWER ROOM**

3.08m x 1.85m max (10' 1" x 6' 1" max) Walk-in shower with mains 'Rainfall' shower and shower attachment, frosted window to side, low level WC with concealed cistern and wash hand basin set both set in a unit with double cupboard under, touch screen backlit mirror, shaver point, radiator, extractor, ceiling spotlights, tiled walls and floor.

## **FIRST FLOOR LANDING**

5.09m x 2.09m into stairs recess (16' 8" x 6' 10" into stairs recess) Windows to front, electric trip switches and shelved airing cupboard housing the gas boiler.

## **BEDROOM 1**

3.75m x 3.70m into window recess (12' 4" x 12' 2" into window recess) Window overlooking the rear garden, radiator, built-in wardrobe with hanging rail and shelving, wash hand basin unit with tiled surround, cupboard under, light over and locker above.

## **BEDROOM 2**

3.69m into window recess x 2.89m into recess (12' 1" into window recess x 9' 6" into recess) Window overlooking rear garden and radiator.

## **BEDROOM 3**

3.53m x 2.72m both max (11' 7" x 8' 11" both max ) Window to rear, built-in single and double wardrobes with hanging rails and shelves, radiator and loft access.

## **BEDROOM 4**

3.14m x 2.11m into window recess (10' 4" x 6' 11" into window recess) Window to front, built-in wardrobe with hanging rail and shelf.

## **BATHROOM**

2.76m max into window recess x 1.90m (9' 1" max into window recess x 6' 3") Bath with mixer tap and shower attachment, low level WC with concealed cistern and wash hand basin both set in unit with a black granite effect top and cupboards under, frosted window to side, extractor, wall heater, heated chrome towel rail, mirror, tiled walls and wood effect floor.

## **OUTSIDE**

The property is accessed through twin gates and approached via an extensive shingle driveway with lawn to the left and a mature Weeping Willow tree. There is a EV charging point and paved parking area in front of the garage and a gated access to the rear garden.

## **GARAGE**

5.10m x 2.61m (16' 9" x 8' 7") Electric up and over door, power and light.

The rear garden is a fine feature of the property, being mainly laid to lawn with patio with step up to the utility door. To the rear of the utility are 2 adjoining outside stores, various flowers, shrubs and established trees including Eucalyptus, cherry and apple.

To the side of the property is a paved area with deep shrub border.



AWAITING

FLOORPLAN

## **DIRECTIONS**

From King's Lynn town centre proceed out of town via Littleport Street and onto Gaywood Road. Continue along, passing the Gaywood Clock and then bear right into Gayton Road. Proceed along Gayton Road and the property will be seen on the left hand side, designated by our 'For Sale' sign.

## **OTHER INFORMATION**

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

Council Tax Band E.

Gas fired central heating.

EPC - TBC.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.





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