



**4 Acom Drive, Gayton**  
**Guide Price £695,000**

**BELTON DUFFEY**



# 4 ACORN DRIVE, GAYTON, NORFOLK, PE32 1XG

A substantial 5 double bedroom, (3 bathroom) detached residence on a good sized established plot of approximately 0.5 acre, (s.t.s.) with ample car parking & double garage.

## DESCRIPTION

A substantial 5 double bedroom, (3 bathroom) detached residence in good size established gardens, with ample car parking and double garage.

The property was built circa 2001 and offers spacious living accommodation being installed with oil fired central heating controlled with Google Nest, double glazing, panelled internal doors, smooth ceilings, coving and picture rails.

The well presented accommodation briefly comprises spacious reception hall, open-plan kitchen/dining room with quartz worktops, central island and integrated appliances. There is a good sized utility room with storage cupboard off, cloakroom, family room, sitting room with double doors to the conservatory overlooking the rear garden.

On the first floor is a spacious landing, five double bedrooms, 2 being en-suite, the master having a dressing room and a good sized family bathroom.

Outside, the property has a brick weave driveway providing ample car parking, a detached double garage with electric up and over doors and a good sized established rear garden which backs onto open fields.

The agents recommend an early inspection of this spacious property.

## 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.

## SPACIOUS RECEPTION HALL

6.47m x 3.53m max, narrowing to 2.60m (21' 3" x 11' 7" max, narrowing to 8' 6") UPVC double glazed entrance door leading outside to the pillared entrance portico, window to side, 2 radiators, Travertine tiled floor, decorative coving, stairs to first floor landing, double doors into the WALK-IN COAT CUPBOARD with coat hooks, hanging rails and shelf.

## CLOAKROOM

3.01m x 0.80m (9' 11" x 2' 7") Low level WC with concealed cistern, built-in cupboards either side and shelf over, wash hand basin set in a vanity unit having a double cupboard under, splackback panel with mirror and shelf over, extractor, Travertine tiled floor, matt grey upright heated towel rail/radiator.

## FAMILY ROOM

4.48m x 2.96m (14' 8" x 9' 9") 2 windows to front, radiator, coving and picture rail.

## SITTING ROOM

6.04m x 4.47m (19' 10" x 14' 8") 2 radiators, media unit with TV standing, various cupboards under, cupboards over and recessed display areas, coving, UPVC double glazed doors into the conservatory and door into the hall.

## DINING ROOM

4.74m x 4.47m (15' 7" x 14' 8") 2 radiators, 2 windows to front, coving, Travertine floor and door into hall.

## OPEN-PLAN KITCHEN/DINING ROOM

8.12m x 4.25m max (26' 8" x 13' 11" max) This room is a fine feature of the property having quartz worktops with double Butler sink and chrome mixer tap with water softener system and tiled splashbacks, Farrow & Ball 'Denime' painted cupboards and drawers under, Farrow & Ball 'Elephant Breath' painted wall units, integrated Smegg dishwasher, built-in electric Rangemaster having 2 double ovens with 5 ring gas hob and hot plate, extractor over, space for American style fridge freezer, further Farrow & Ball 'Denime' painted cupboards and drawers.

There is a central island with quartz worktop, Farrow & Ball painted 'Denime' cupboards and drawers under. Spotlights, coving and picture rail, Travertine floor, double doors into conservatory and door into utility room.



## **CONSERVATORY**

6.42m x 4.51m max, narrowing to 3.21 (21' 1" x 14' 10" max, narrowing to 10' 6") UPVC units with a pitched polycarbonate roof, ceramic tiled floor, fanlight, double doors into the sitting room and further double doors into the kitchen, another set of double doors open onto the rear patio.

## **UTILITY ROOM**

2.90m x 2.74m (9' 6" x 9' 0") Granite effect worktop with stainless steel sink unit and tiled splashback, cupboard under, space for washing machine, matching wall cupboards, electric trip switches, window to rear, extractor, CO2 alarm, oil fired boiler and door to storage cupboard/pantry with window to side and shelving.

## **SPACIOUS FIRST FLOOR LANDING**

6.35m x 6.31m max, narrowing to 2.05m (20' 10" x 20' 8" max, narrowing to 6' 9") 2 double cupboards with hanging rails and shelves, loft access, decorative coving, window to front and airing cupboard housing the hot water cylinder with immersion and shelving.

## **BEDROOM 1**

4.46m x 4.46m (14' 8" x 14' 8") Air-conditioning unit, radiator and window overlooking the rear garden and fields beyond.

## **DRESSING ROOM**

Coat hooks, full length mirror, double wardrobe with hanging rails and shelving.

## **EN-SUITE 1**

2.70m x 1.96m (8' 10" x 6' 5") Shower cubicle with mains shower, low level WC with concealed cistern and built-in cupboards either side, 'His & Hers' sink units set on a black marble effect worktop with cupboards under, each with a mirror over, tiled walls, heated chrome towel rail, frosted window to rear, coving, shaver point, shaving mirror, extractor and wood effect flooring.

## **BEDROOM 2**

4.47m x 2.93m (14' 8" x 9' 7") 2 windows to front, radiator and door into en-suite.

## **EN-SUITE 2**

2.87m x 1.70m (9' 5" x 5' 7") Shower cubicle with Mira Sport electric shower, low level WC, wash hand basin with built-in double cupboard under, frosted window to side, chrome heated towel rail, part tiled walls, extractor and wood effect flooring.

## **BEDROOM 3**

3.64m x 2.98m (11' 11" x 9' 9") Radiator and window overlooking rear garden and fields beyond.

## **BEDROOM 4**

4.49m x 2.97m (14' 9" x 9' 9") 2 windows to front and radiator.

## **BEDROOM 5**

2.97m x 2.85m (9' 9" x 9' 4") Window to side and radiator.

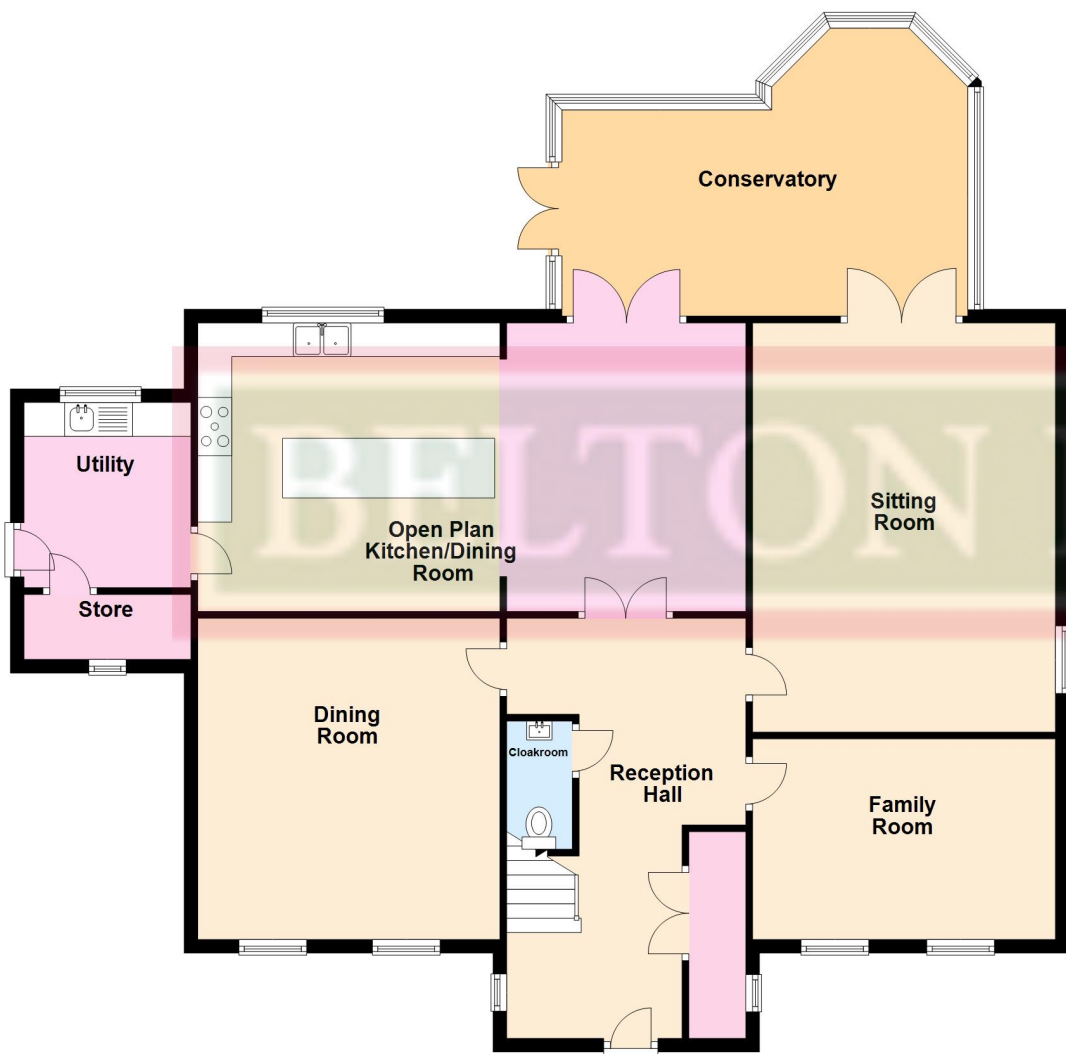
## **GOOD SIZE FAMILY BATHROOM**

4.27m x 2.28m (14' 0" x 7' 6") 1.5 size shower cubicle with mains shower, low level WC, corner bath with shower attachment, pedestal wash hand basin with mirrored cosmetic cupboard over, shaver point, extractor, upright matt grey heated towel rail/radiator, tiled wall areas and wood effect flooring.

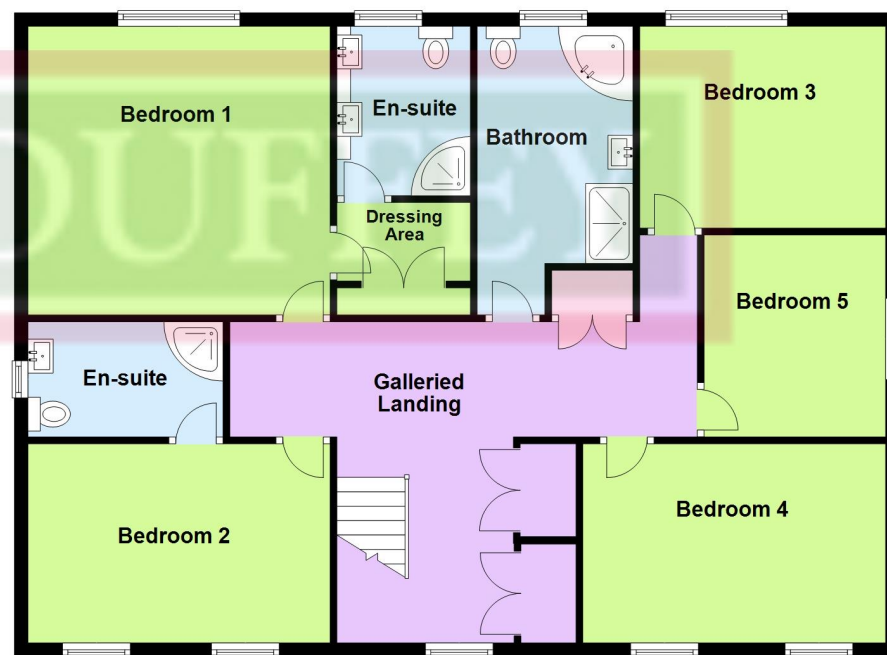
## **OUTSIDE**

The property is approached over a sweeping brick weave driveway providing ample car parking, being flanked by lawn either side with trees and shrubs leading to the detached brick double garage.

Ground Floor



First Floor



## DOUBLE GARAGE

6.0m x 5.57m (19' 8" x 18' 3") Double electric doors, power, light, window to side and personal door.

There is a gated access leading to the side of the property which is laid to lawn with a greenhouse and garden shed.

The good size rear garden is laid to lawn with trees and shrubs with a brick weave patio area, suitable for alfresco dining with step up to the conservatory. The property has a security system, security lighting and an outside tap. The rear garden is enclosed by fenced and hedged boundaries and backs onto open fields. The plot totals approximately 0.5 acre, subject to survey.

## 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 and take the first right hand turning after the s-bends into Acorn Drive and the property will be found at the end, straight ahead of you.

## OTHER INFORMATION

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

EPC - TBC.

Oil fired central heating with Google Nest thermostat control system.

## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





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