



1 Dairy Way, Gaywood
Guide Price £340,000

BELTON DUFFEY



1 DAIRY WAY, GAYWOOD, KING'S LYNN, NORFOLK, PE30 4TR

A spacious 4 bedroom, (1 en-suite), detached house with parking, garage and gardens, having river views.

DESCRIPTION

A spacious 4 bedroom, (1 en-suite), detached house with parking, garage and gardens, having river views.

The property benefits from gas central heating and UPVC double glazing. The accommodation briefly comprises spacious entrance hall, cloakroom, sitting room, playroom/study and an impressive open-plan kitchen/dining room to the ground floor. On the first floor are 4 bedrooms, (1 en-suite) and a family bathroom.

Outside, the property has parking, garage and enclosed rear garden.

SITUATION

Dairy Way is situated off Wootton Road which is a popular residential area with a regular bus service and is situated close to 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 Queen Elizabeth Hospital and it is also conveniently placed for the various industrial estates, the North Norfolk coast and the Royal Estate of Sandringham.

SPACIOUS ENTRANCE HALL

Front entrance door, radiator, understairs storage cupboard, door to playroom/study, staircase to first floor and wood effect LVT flooring.

SITTING ROOM

5.70m into window recess x 3.50m (18' 8" into window recess x 11' 6") UPVC double glazed window to front, radiator, 2 windows to side, UPVC patio doors leading out on to the rear patio and wood effect LVT flooring.

PLAYROOM/STUDY

3.19m x 2.52m (10' 6" x 8' 3") Window to front, radiator, built-in shelving and wood effect LVT flooring.

CLOAKROOM

Low level WC, pedestal wash hand basin, radiator, frosted window to side, extractor and wood effect LVT flooring.

SUPERB OPEN-PLAN KITCHEN/DING ROOM

7.20m x 5.44m (23' 7" x 17' 10") Irregular shape, both max.

KITCHEN AREA

Marble effect worktops with black Reginox sink unit and black mixer tap, cupboards and drawers under, integrated fridge, freezer and dishwasher and space for washing machine and tumble dryer, Neff 4 ring hob with Neff extractor over, eye-level oven with further oven/microwave above, 3 windows, matching wall units, upright radiator, ceiling spotlights, door to rear and wood effect LVT flooring.

DINING AREA

Upright radiator, UPVC double glazed bay window and wood effect LVT flooring.



SPACIOUS FIRST FLOOR LANDING

4.99m x 2.02m (16' 4" x 6' 8") Window to side, loft access and airing cupboard housing the hot water cylinder.

BEDROOM 1

5.74m into window recess x 3.26m (18' 10" into window recess x 10' 8") Twin aspect windows, 2 radiators, and door into en-suite.

EN-SUITE SHOWER ROOM

2.48m x 1.92m window recess (8' 2" x 6' 4" window recess) Glazed shower cubicle with mains shower, extractor, low level WC, pedestal wash hand basin with double cupboard under, extractor, frosted window to front, radiator, part tiled walls, ceiling spotlights and tiled floor.

BEDROOM 2

4.18m x 2.87m (13' 9" x 9' 5") Twin aspect windows and radiator.

BEDROOM 3

3.15m into window recess x 3.23m (10' 4" into window recess x 10' 7") Window to front and radiator.

BEDROOM 4

3.42m into window recess x 2.30m max, narrowing to 1.40m (11' 3" into window recess x 7' 7" max, narrowing to 4' 7") Window to side and radiator.

BATHROOM

2.70m x 1.99m (8' 10" x 6' 6") Panelled bath with mixer tap and shower over, extractor, low level WC, pedestal wash hand basin, fully tiled walls, frosted window to side, radiator, ceiling spotlights and tiled floor.

OUTSIDE

To the front of the property are wrought iron railings with a paved pathway leading to the front door and continuing round to a gated access at the side of the property which leads to the rear garden.

The rear garden is mainly laid to lawn with a paved patio and pathway with gated access out onto the driveway with garage. There is a raised decked area which is ideal for sitting/dining out during the summer months.

GARAGE

Up and over door, power and light.

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 bear left into Wootton Road, continue along turning right into Dairy Way where the property will be seen on the left hand side.



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 D.

Gas central heating.

EPC - TBC.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

