



Derwent House, Gayton
Guide Price £385,000

BELTON DUFFEY



DERWENT HOUSE, BACK STREET, GAYTON, NORFOLK, PE32 1QR

A well presented 4 bedroom, 1 en-suite, detached family home with garage and gardens, in a popular village location, overlooking fields.

DESCRIPTION

A well presented 4 bedroom, 1 en-suite, detached family home with garage and gardens, in a popular village location, overlooking fields.

The property befits from central heating, UPVC double glazing and briefly comprises entrance hall, cloakroom, kitchen, utility, sitting room/dining room and a dining room/playroom to the ground floor. On the first floor are 4 bedrooms, 1 being en-suite and a family bathroom.

Outside, the property has ample car parking, garage and gardens.

The Agents recommend an early inspection of this family home.

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.

ENTRANCE HALL

4.28m max x 2.38m max, narrowing to 1.17m (14' 1" max x 7' 10" max, narrowing to 3' 10") UPVC double glazed front entrance door, radiator, understairs cupboard, door into cloakroom and wood floor.

CLOAKROOM

Low level WC, wash hand basin, window and radiator.

DINING ROOM

4.39m x 2.93m max (14' 5" x 9' 7" max) Window overlooking rear garden and radiator.

KITCHEN

4.40m max into window recess x 2.37m (14' 5" max into window recess x 7' 9") Workstops with black composite sink unit and mixer tap, Zanussi 4 ring ceramic hob with stainless steel and glass extractor over, white coloured 'Shaker' style cupboards and drawers under, space for dishwasher, built-in eye-level Zanussi main oven with top oven/grill over and cupboard above, matching wall units, window overlooking rear garden, extractor, radiator and tiled floor.

UTILITY

2.88m x 2.60m (9' 5" x 8' 6") Worktop with circular black composite sink unit and mixer tap, white coloured 'Shaker' style cupboards under, space and plumbing for washing machine, oil fired boiler, radiator, space for American style fridge freezer, loft access, tiled floor and UPVC double glazed door to side.

SITTING ROOM/DINING ROOM

6.82m into window recess x 3.59m (22' 5" into window recess x 11' 9") Window to front, 2 radiators, fireplace with open fire and UPVC double doors leading out to the rear garden.



FIRST FLOOR LANDING

Window to front, radiator and airing cupboard housing the hot water cylinder with immersion.

BEDROOM 1

3.69m x 3.33m into window recess (12' 1" x 10' 11" into window recess) Window overlooking rear garden, radiator, range of wardrobes with hanging rails, drawers and shelving and matching bedside tables.

EN-SUITE SHOWER ROOM

2.98m max into shower x 1.02m (9' 9" max into shower x 3' 4") 1.5 size shower cubicle with mains 'Rainfall' shower plus shower attachment, Aqua boarded wall areas, low level WC, wash hand basin set in a unit with cupboard under, mirror fronted cosmetics cupboard over, heated chrome towel rail/radiator, frosted window to side and ceiling spotlights.

BEDROOM 2

3.91m into window recess x 3.11m (12' 10" into window recess x 10' 2") Window overlooking rear garden and radiator.

BEDROOM 3

2.85m max into window recess x 2.71m (9' 4" max into window recess x 8' 11") Window to front with field views and radiator.

BEDROOM 4

3.47m max into recess x 2.22m (11' 5" max into recess x 7' 3") Window overlooking rear garden and radiator.

BATHROOM

2.72m max into bath area x 2.32m into window recess (8' 11" max into bath area x 7' 7" into window recess) Panelled bath with mains shower over and shower screen, low level WC with concealed cistern, wash hand basin with mixer tap, heated chrome towel rail/radiator, frosted window to front, Aqua boarded wall areas, ceiling spotlights and laminate flooring.

OUTSIDE

The property has a brick built storm porch and is approached via a tarmac driveway which provide ample car parking and leads up to the garage. The remainder of the front garden is laid to lawn with 5 mature trees and a shrub border.

To the left hand side of the property is a pathway with gated access leading to the utility door and to the rear garden.

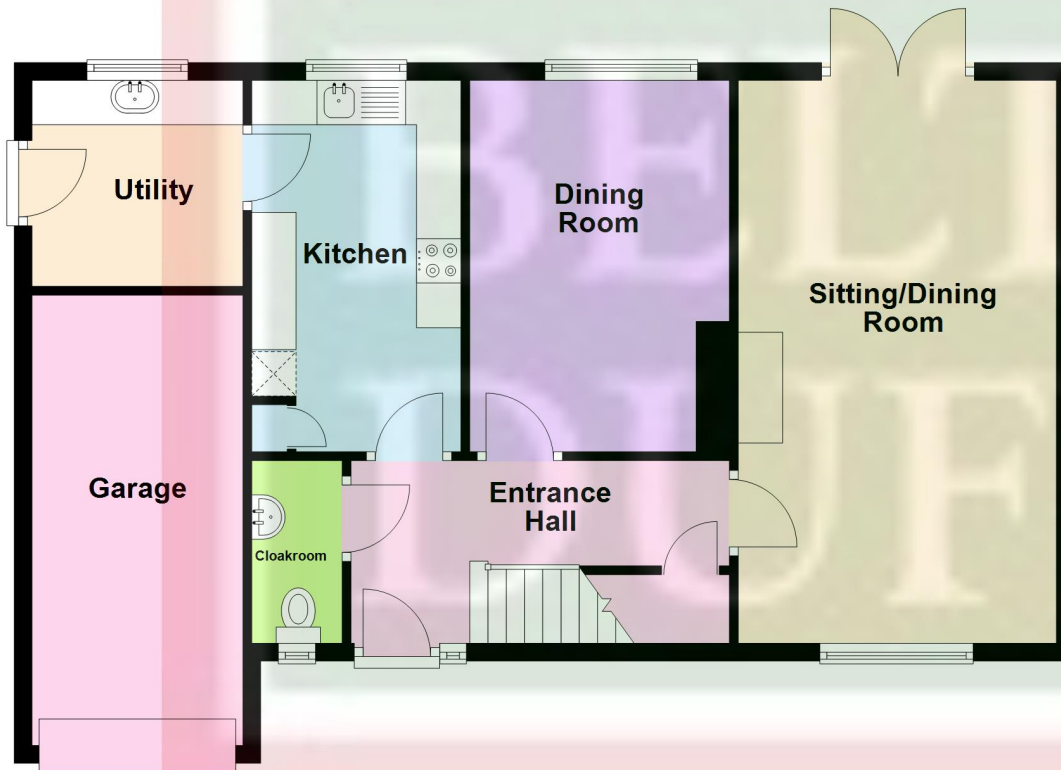
On the right hand side of the property is a further gated access to the rear garden with shingled area suitable for bin storage etc.

GARAGE

5.08m x 2.62m (16' 8" x 8' 7") Up and over door, power, light, boarded loft providing storage and outside light.

The rear garden is mainly laid to lawn with a paved patio and pathway, raised decked area with gazebo suitable for dining out, oil tank with brick surround, garden shed, 2 apple trees and a cherry tree, further small paved patio area, outside tap and 2 outside lights. The rear garden is enclosed by fenced boundaries.

Ground Floor



First Floor



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, passing the petrol station on the right hand side. Shortly after this, take the next right into Winch Road. Proceed along Winch Road, taking the second left turning into Back Street, where the property will be seen a short way down, on the left hand side.

OTHER INFORMATION

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

EPC - D.

Oil fired central heating

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.

