



59 Gayton Road, Gaywood
Offers Over £350,000

BELTON DUFFEY



59 GAYTON ROAD, GAYWOOD, KING'S LYNN, NORFOLK, PE30 4EF

A 3 bedroom, 2 reception detached period house situated in a sought after location standing in a 1/3 acre plot (sts) with potential to extend (stpp).

DESCRIPTION

A 3 bedroom, 2 reception detached period house situated in a sought after location occupying an established plot of approx. 1/3 acre (sts) with potential to extend (STPP). The property requires renovation.

The property was built circa 1929 of brick walls under a slate roof and has period features including period timber flooring, fireplaces, four panelled internal doors and picture rails.

The accommodation briefly comprises entrance hall, sitting room, dining room, kitchen, rear hall and cloakroom on the ground floor.

On the first floor there are 3 bedrooms and a bathroom.

Outside the property occupies a large plot with potential to extend (subject to planning permission).

SITUATION

Gayton Road 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.

ENTRANCE PORCH

1.0m x 1.35m (3' 3" x 4' 5") Pine flooring, archway to hall.

ENTRANCE HALL

1.47m x 0.99m (4' 10" x 3' 3") Original pine floor, staircase to first floor landing, electric trip switches.

SITTING ROOM

4.67m x 3.72m into chimney breast recess (15' 4" x 12' 2") Radiator, gas coal effect fire with marble surround and hearth, twin aspect windows, period pine floor.

DINING ROOM

3.72m x 3.34m (12' 2" x 10' 11") Radiator, gas coal effect fire with tiled inset, tiled hearth and oak style surround.

KITCHEN/BREAKFAST ROOM

4.61m x 2.49m (15' 1" x 8' 2") Twin aspect windows, worktop with sink unit with chrome mixer tap, double cupboard under, space and plumbing for dishwasher and washing machine, under stairs storage area.

REAR HALL

1.92m x 1.11m (6' 4" x 3' 8") Radiator, stable door to outside.



CLOAKROOM

2.71m x 1.16m excluding boiler recess (8' 11" x 3' 10") Low level WC, pedestal wash hand basin with chrome mixer tap, heated chrome towel rail/radiator, gas central heating boiler.

FIRST FLOOR LANDING

2.01m x 1.16m (6' 7" x 3' 10") Loft access.

BEDROOM 1

4.64m x 3.71m (15' 3" x 12' 2") Period timber floor, period fireplace, picture rail, radiator, build in store cupboard 1.13m x 1.05.

BEDROOM 2

3.76m x 3.61m into chimney breast recess (12' 4" x 11' 10") Period pine floor, picture rail, period fireplace, radiator.

BEDROOM 3

3.73m x 2.49m (12' 3" x 8' 2") Period pine floor, picture rail, radiator.

BATHROOM

2.48m x 1.97m (8' 2" x 6' 6") Panelled bath with shower attachment over, low level WC, pedestal wash hand basin, radiator.

OUTSIDE

The property occupies an established plot of approximately 1/3 acre subject to survey and is accessed via a grassed driveway leading to ample car parking. The front garden is laid to lawn with mature shrubs and trees, lawned side and rear garden. The plot is enclosed by hedged and fenced boundaries.

It is understood the property has a vehicular right of way to the east of the plot giving a further access to the property from Gayton Road.

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 past the medical centre and the property will be found 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.

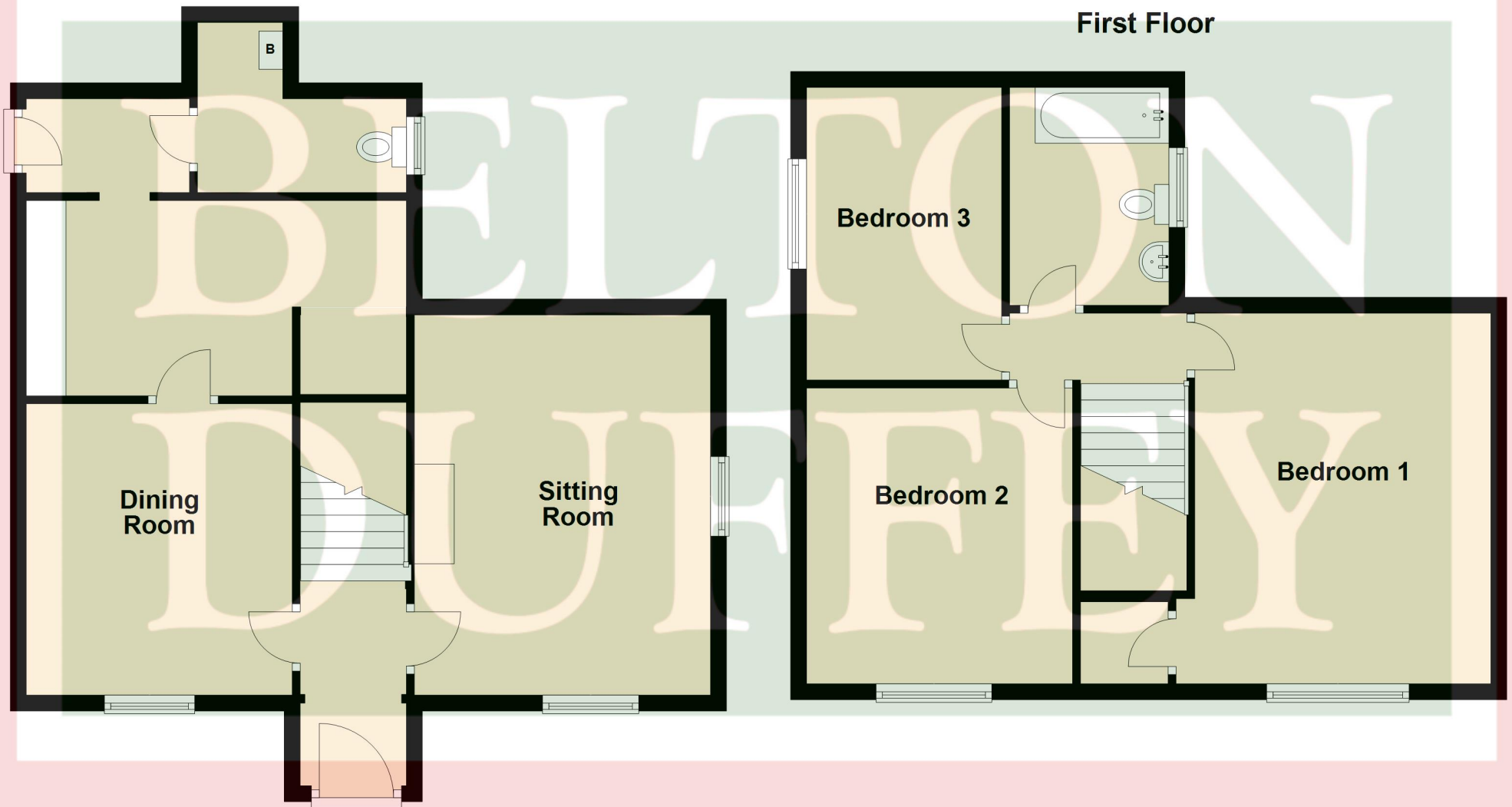
Council Tax Band D.

Gas fired central heating.

EPC - C

Ground Floor

First Floor



TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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