



38 Gayton Road, King's Lynn
Guide Price £585,000

BELTON DUFFEY



38 GAYTON ROAD, KING'S LYNN, NORFOLK, PE30 4EL

An impressive 4 bedroom, 2 en-suite, detached residence, on the desirable Gayton Road, with ample parking, double garage & superb grounds of approximately 1/4 acre (s.t.s.).

DESCRIPTION

An impressive 4 bedroom, 2 en-suite, detached residence, situated on the desirable Gayton Road, with ample parking, double garage & superb grounds of approximately 1/4 acre (s.t.s.) .

The property is installed with gas fired central heating and double glazing. The accommodation has been extended and provides spacious accommodation which briefly comprises reception hall, snug, study, cloakroom, sitting room, dining room/family room, kitchen/breakfast room and conservatory to the ground floor. On the first floor are 4 double bedrooms, 2 en-suites and a family bathroom.

Outside, the property has ample parking for at least 8 cars, double garage and a delightful established garden. The whole plot totals approximately 1/4 acre, subject to survey.

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.

SPACIOUS RECEPTION HALL

3.94m x 2.87m (12' 11" x 9' 5") UPVC double glazed front entrance door with matching side panels, radiator in radiator cover, ceiling rose and dog-leg staircase to the first floor.

SNUG

3.64m x 3.10m (11' 11" x 10' 2") Window to front, radiator, ceiling rose and double doors into sitting room.

STUDY

2.45m x 2.42m (8' 0" x 7' 11") Window to front and radiator.

CLOAKROOM

2.62m max into recess x 1.09m (8' 7" max into recess x 3' 7") Low level WC, wash hand basin with tiled splashback, extractor and tiled floor.

SITTING ROOM

9.16m x 3.52m (30' 1" x 11' 7") Decorative fireplace with coal-effect fire, marble inset and marble hearth, 2 ceiling roses, window to side, UPVC patio doors into conservatory, 2 radiators, glazed double doors into the dining room/family room and glazed door into the kitchen/breakfast room.

DINING ROOM/FAMILY ROOM

7.24m x 2.83m (23' 9" x 9' 3") Window to front, 2 radiators, ceiling rose, UPVC double glazed doors to rear garden and wood effect laminate flooring.

KITCHEN/BREAKFAST ROOM

6.71m x 3.74m max, narrowing to 3.55m (22' 0" x 12' 3" max, narrowing to 11' 8") Worktops with sink unit and mixer tap, cream coloured cupboards and drawers under, heating controls, Worcester boiler, 4 ring Zanussi hob with stainless steel extractor over, integrated fridge and freezer, matching wall units, eye-level Zanussi double oven with locker over and cupboard under. There is a matching breakfast bar with further adjoining worktop have integrated washing machine and dishwasher under, 2 matching glazed display cupboards over with drawer below, broom cupboard, loft access, UPVC double glazed door to side, tiled effect flooring, UPVC double glazed doors leading out on to the rear terrace.



CONSERVATORY

3.35m x 3.15m (11' 0" x 10' 4") UPVC construction with a pitched roof, tiled floor and double doors leading to the rear terrace.

SPACIOUS FIRST FLOOR LANDING

2 airing cupboards.

MASTER SUITE - COMPRISING INNER HALLWAY

2.08m x 1.10m (6' 10" x 3' 7") Loft access, radiator, coat hooks and opening into

MASTER BEDROOM

5.84m into window recess x 2.81m (19' 2" into window recess x 9' 3") Window overlooking the rear garden, radiator, wood flooring and double doors into the en-suite shower room.

EN-SUITE SHOWER ROOM

2.81m x 1.67m (9' 3" x 5' 6") Walk-in double size shower cubicle with electric shower, low level WC, wash hand basin in unit with double cupboard under, window to front, tiled walls, heated chrome towel rail/radiator and wood flooring.

BEDROOM 2

4.77m x 3.21m max into door recess (15' 8" x 10' 6" max into door recess) Twin aspect windows, radiator, range of fitted wardrobes with dressing area and double cupboard above and door into en-suite shower room.

EN-SUITE SHOWER ROOM 2

2.76m into shower x 1.60m (9' 1" into shower x 5' 3") Tiled shower cubicle with Mira electric shower, extractor, vanity unit with inset wash hand basin, tiled walls, frosted window to front, upright cosmetics/storage cupboard and radiator.

BEDROOM 3

4.48m x 2.80m into window recess (14' 8" x 9' 2" into window recess) Window overlooking rear garden, radiator, fitted wardrobes with a dressing table area with cupboard above.

BEDROOM 4

3.42m to front of wardrobes x 2.79m (11' 3" to front of wardrobes x 9' 2") Window overlooking rear garden, radiator, range of full width fitted wardrobes.

FAMILY BATHROOM

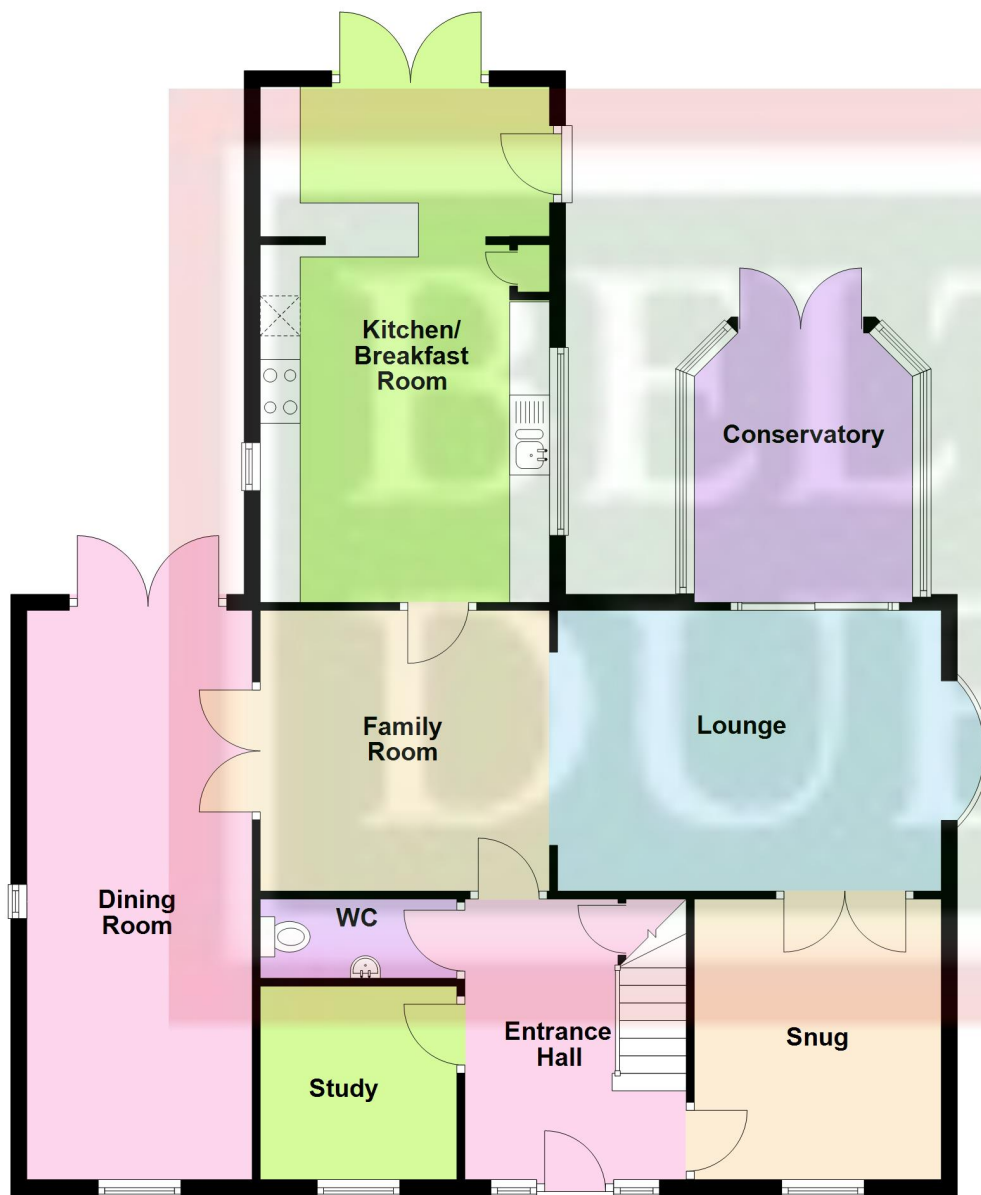
2.59m x 2.45m (8' 6" x 8' 0") Frosted window to front, panel bath with mixer tap and shower attachment, curved glazed shower screen, part tiled walls, wash hand basin with mirror over and drawer under, radiator and heated chrome towel rail.

OUTSIDE

The property is approach via twin brick piers through wrought iron gates over an extensive shingled driveway which leads to the front portico entrance. Surrounding the driveway are deep established flower, shrub and tree borders. A further set of wrought iron gates lead to more parking and the double garage.

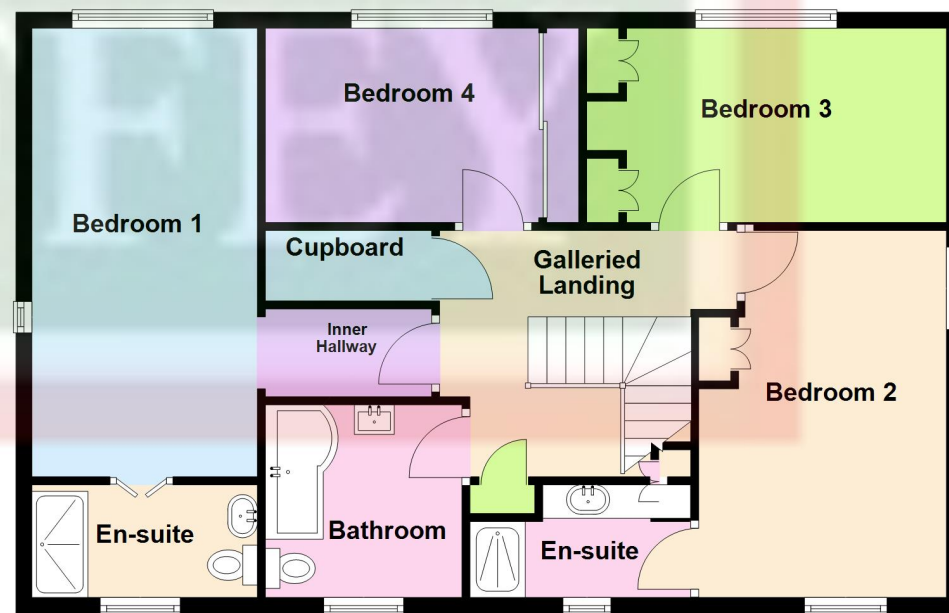
Ground Floor

Approx. 115.3 sq. metres (1241.0 sq. feet)



First Floor

Approx. 82.3 sq. metres (886.0 sq. feet)



Total area: approx. 197.6 sq. metres (2127.0 sq. feet)

GARAGE

6.31m x 5.26m (20' 8" x 17' 3") Up and over door, power, light, workbench, shelving and personal door to side.

The rear garden is a fine feature of the property being mainly laid to lawn with numerous flowers, trees and shrubs with a superb garden arch which is covered with Wisteria and many other established flowers, shrubs and trees in raised beds either side. Immediately to the rear of the property is a paved terrace which is ideal for outside dining/entertaining,. There are also various shingled areas, several fruit trees including, apple, plum and conference pear. At the end of the garden there are 2 summerhouses from which you can admire this truly beautiful garden which is enclosed by fenced boundaries.

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 right 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 E.

Gas fired central heating.

EPC - C.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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