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MANOR CORNER COTTAGES, GAYTON THORPE

GUIDE £200,000

A three bedroom semi-detached cottage in need of modernisation with far reaching countryside views.

- Semi-detached cottage • Kitchen, sitting room, dining room, bathroom, landing, three bedrooms • UPVC double glazing and solid fuel central heating
- Outbuilding • Large garden • Countryside views



2 CORNER COTTAGES, GAYTON THORPE, KINGS LYNN, NORFOLK PE32 1PN

DESCRIPTION

A three bedroom semi-detached cottage situated in a delightful countryside location with far reaching views. The property is in need of modernisation and updating and offers the great potential to remodel and extend in an area where very few properties come onto the market. The accommodation currently comprises an entrance lobby, sitting room, dining room, kitchen and bathroom on the ground floor together with a landing and three bedrooms on the first floor. The property is approached from the road along a private driveway to a parking area to the rear of the property. The majority of the garden is to the front of the cottage.

DIRECTIONS

Proceed out of Kings Lynn town toward the B1145 toward Gayton. Travel through the villages of Bawsey and Ashwicken and into the village of Gayton. Take the turning right just after The Crown public house signposted East Walton onto the B1153. Follow this road for approximately 1 ½ miles and take the turning left into Gayton Thorpe. The driveway to the property can be found immediately on your right as indicated by the Brown & Co For Sale Board.

LOCATION

The property is situated on the edge of the pretty rural village of Gayton Thorpe which is in easy reach of the market towns of Kings Lynn, Swaffham and Fakenham. The nearby village of Gayton has many amenities including village store, pub serving food and primary school. Kings Lynn is approximately 9 miles away with a main line rail link to London's King's Cross.

ACCOMMODATION

KITCHEN Window to rear and side, part glazed door to side, base units with stainless steel sink and drainer, plumbing for washing machine.

DINING ROOM Window to rear, cupboard, solid fuel burner.

SITTING ROOM Two windows to front, under stairs cupboard.



ENTRANCE HALL

Door to front, stairs to first floor.

BATHROOM Window to side, low level wc, pedestal wash hand basin, panelled bath.

FIRST FLOOR

LANDING Window to rear.

BEDROOM 1 Window to front.



BEDROOM 2 Window to rear.

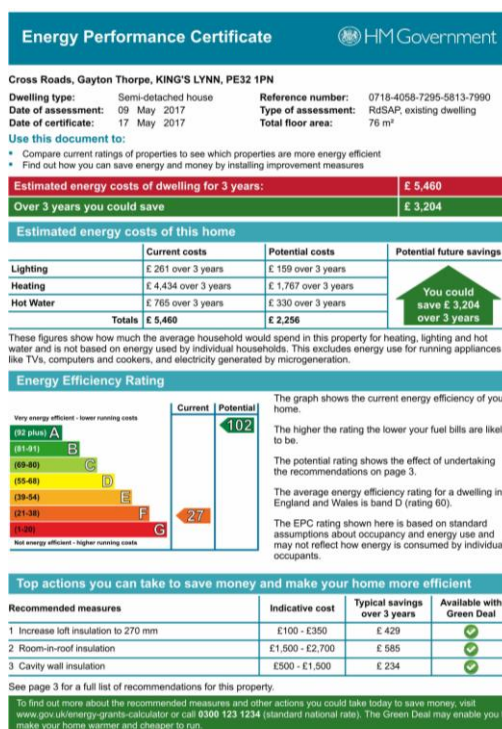


BEDROOM 3 Window to front.



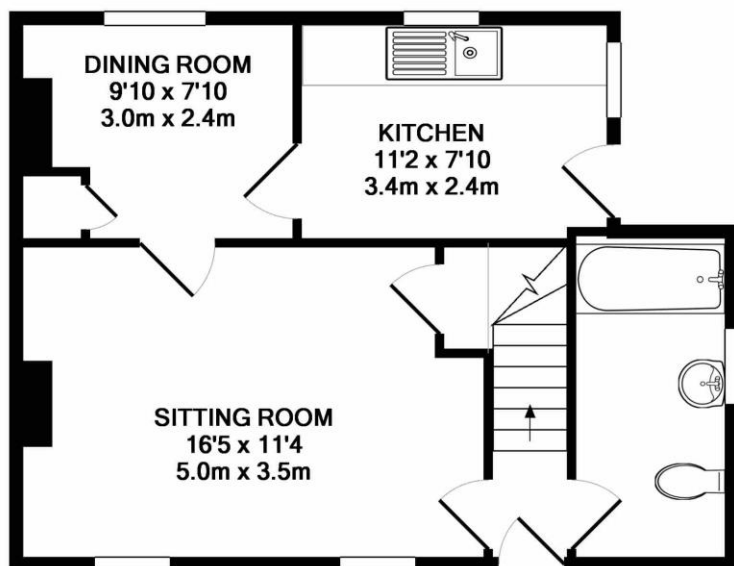
OUTSIDE

The property is approached from the road to a private driveway leading to an off road parking area to the rear of the property. The majority of the garden is to the front there is mixed hedge boundary lawn areas, former vegetable plot and fruit trees.

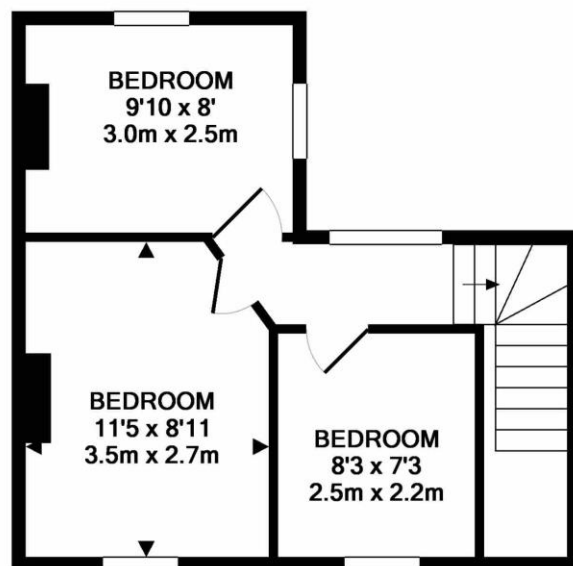


GENERAL REMARKS and STIPULATIONS

Solid fuel, Mains Electricity, Private Drainage.
Mains Water
Tenure: Freehold.
Postcode: PE32 1PN .
EPC: F



GROUND FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(40.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 292 SQ.FT.
(27.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 732 SQ.FT. (68.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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