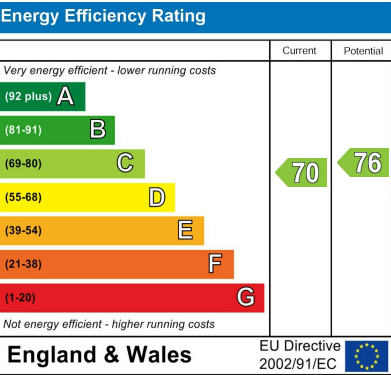


DIRECTIONS

SATNAV: PE30 4NL



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

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"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

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69, Bagge Road Gaywood, King's Lynn PE30 4NL

SPACIOUS THREEE BED SEMI DETACHED HOUSE IN GAYWOOD

Gaywood, King's Lynn

£220,000 Freehold

01553 692828
sales@brittons.net





GAYWOOD

Situated in the ever-popular Gaywood area of King's Lynn, this property enjoys a convenient location within a well-established residential neighbourhood that appeals to families, professionals and retirees alike. The area offers an excellent range of everyday amenities, including local shops, supermarkets, cafés, healthcare facilities and the popular Gaywood Clock shopping area, all within easy reach. Families are particularly well served by a choice of respected schools, including Gaywood Primary School, Springwood High School, King Edward VII Academy and King's Lynn Academy, making the area ideal for those with children. Excellent public transport links provide regular bus services into King's Lynn town centre, while King's Lynn railway station offers direct services to Cambridge and London King's Cross, making commuting straightforward. The nearby A47 provides convenient road access to Norwich, Peterborough and beyond. Residents also benefit from a strong sense of community, nearby parks, leisure facilities and attractive countryside and coastal destinations just a short drive away, offering an excellent balance of convenience, connectivity and quality of life.

KITCHEN DINER 16;1 x 9'9 (4.88m;0.30m x 2.97m)
Range of wall, base and drawer units with worktop over, space for a fridge freezer and a dishwasher. Window to the rear, single radiator, door to the utility and downstairs cloakroom. Tiled floor.

LOUNGE 19'6 x 11'10 (5.94m x 3.61m)
Fitted carpet, single radiator, two windows to the front aspect and a fireplace.

HALLWAY
Single radiator, fitted carpet, stairs leading to the first floor. Door to lounge.

LANDING
Fitted carpet and loft access.

BEDROOM ONE 11'11 x 9'8 (3.63m x 2.95m)
Built-in cupboard, single radiator, fitted carpet and a window to the front aspect

BEDROOM TWO 11'1 x 9'9 (3.38m x 2.97m)
Fitted carpet, single radiator and a window to the rear aspect. Airing cupboard which houses the boiler.

BEDROOM THREE 9'8 x 9'4 (2.95m x 2.84m)
Fitted carpet, window to the front aspect, single radiator and a built-in cupboard.

BATHROOM 10'8 x 7'10 (3.25m x 2.39m)
Family bathroom comprising of a four piece suite to include, a W.C, a hand wash basin set within a vanity unit, bath and a separate shower enclosure with an electric shower. Vinyl flooring, single radiator and a window to the rear aspect.

UTILITY ROOM 6'3 x 5'9 (1.91m x 1.75m)
Tiled flooring, window to the side aspect, plumbed in for the washing machine and tumble dryer, single basin sink and a single radiator. Door into the W.C with tiled floor and a window to the rear.

SUN ROOM 13'5 x 7'9 (4.09m x 2.36m)
Door from kitchen leading into sunroom with tiled floor, the plastic roofing has been upgraded to a solid roof increasing the insulation and functions of the space. Patio doors leading into the rear garden.

REAR GARDEN
Includes a patio area for a table and chairs mainly laid to lawn with borders. Brick built storage shed and a timber storage shed. Fully enclosed by fencing. There's a pedestrian side gate to take you along the side passage way to the front of the property.

FRONT OF PROPERTY
Low brick wall with a wooden gate providing access to a pathway leading to front door. Surrounding areas are graveled.

IMPORTANT INFORMATION
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Located in the popular area of Gaywood, King's Lynn, this delightful semi-detached house offers a perfect blend of comfort and practicality. With three generously sized bedrooms, this property is ideal for families or those seeking extra space. The well-designed layout ensures that each room is both spacious and bright, creating an inviting atmosphere throughout the home. The reception room serves as a welcoming focal point, perfect for relaxation or entertaining guests. The separate utility area adds convenience, making household chores more manageable. The bathroom features a four-piece suite, providing both functionality and a touch of luxury. Outside, the well-maintained garden presents an excellent opportunity for outdoor enjoyment, whether it be for gardening enthusiasts or for children to play. This property is not only a lovely home but also a wonderful place to create lasting memories. With its appealing features and prime location, this semi-detached house on Bagge Road is a must-see for anyone looking to settle in the vibrant community of King's Lynn.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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