

DIRECTIONS

SATNAV: PE30 4WG

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"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.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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5 Eastern Yard Gaywood King's Lynn PE30 4WG

THREE BEDROOM SEMI-DETACHED HOUSE WITH SINGLE GARAGE

King's Lynn

£220,000 Freehold

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sales@brittons.net





GAYWOOD
Situating in the popular residential area of Gaywood, King's Lynn, this property enjoys a convenient location with a wide range of everyday amenities close by. Families are well catered for with several well-regarded schools nearby, including Gaywood Primary School, Howard Junior School, King's Lynn Academy and King Edward VII Academy. The Gaywood Clock shopping area offers a variety of local shops, supermarkets, cafés, takeaways, a pharmacy and other essential services, while King's Lynn town centre is just a short drive or bus journey away, providing an extensive range of retail, leisure and dining options. Excellent transport links include regular bus services throughout King's Lynn and the surrounding villages, with King's Lynn railway station offering direct services to Cambridge and London King's Cross. The area also benefits from easy access to the A47, making commuting to Norwich, Peterborough and beyond straightforward. With nearby parks, green spaces and everyday amenities all within easy reach, Gaywood remains a popular choice for families, professionals and retirees alike.

ENTRANCE HALL
Tiled floor radiator, door to WC and lounge.

W C
Tiled floor, radiator, WC and hand basin.

LOUNGE
Laminated flooring, two radiators, windows to front and side aspects.

15' x 10'8" (4.57m x 3.25m)

HALL
Laminate flooring, stairs to first floor.

KITCHEN/DINER
Windows to rear, French doors to rear garden, integrated oven and gas hob, space and plumbing for dishwasher and washing machine.

15' x 8'5" (4.57m x 2.57m)

LANDING
Carpeted, access to loft, airing cupboard, doors to all bedrooms and bathroom.

BEDROOM ONE
Carpeted, radiator, window to rear aspect, door to ensuite.

11'11" x 9'10" (3.63m x 3.00m)

ENSUITE
Tiled flooring, window to rear aspect, shower, hand basin and WC.

7'8" x 4'7" (2.34m x 1.40m)

BEDROOM TWO
Carpeted, radiator, window to front aspect.

9'5" x 7'8" (2.87m x 2.34m)

BEDROOM THREE
Carpeted, radiator, window to front aspect.

8'5" x 6'8" (2.57m x 2.03m)

BATHROOM
Tiled flooring, radiator, window to side aspect, bath, hand basin and WC.

7'8" x 6'5" (2.34m x 1.96m)

GARAGE
Up and over garage door with personal door to garden.

18'5" x 8'7" (5.61m x 2.62m)

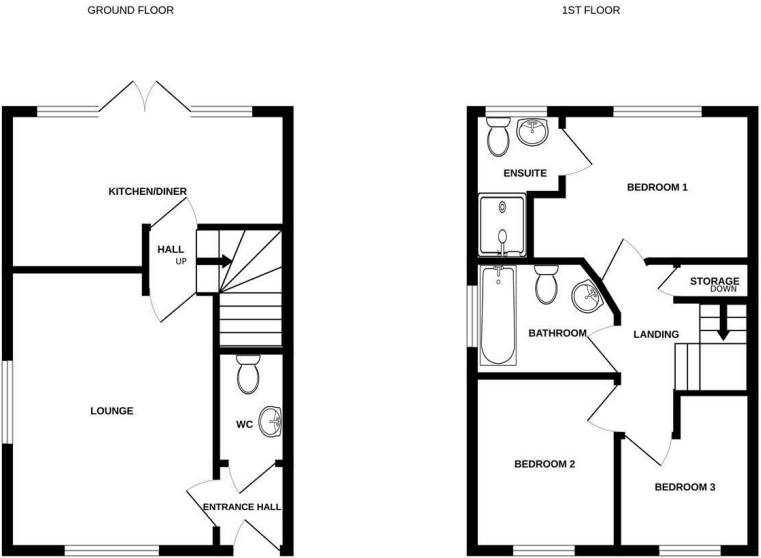
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Welcome to this charming semi-detached house located in the desirable area of Eastern Yard, Gaywood, King's Lynn. This property offers a perfect blend of comfort and convenience, making it an excellent choice for families or those seeking a spacious home. Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining guests. The house boasts three well-proportioned bedrooms, ensuring ample space for everyone. The first bedroom features an ensuite bathroom, adding a touch of privacy and convenience for the occupants. In addition to the ensuite, the property includes a second bathroom, catering to the needs of a busy household. The layout is thoughtfully designed to maximise space and functionality, making daily living a pleasure. One of the standout features of this property is the absence of an upward chain, allowing for a smoother and more straightforward purchasing process. This is particularly advantageous for those looking to move in without delay. The location in Gaywood offers a range of local amenities, schools, and parks, making it a suitable environment for families. With good transport links to King's Lynn and beyond, this home is well-positioned for both work and leisure. In summary, this semi-detached house in Eastern Yard presents a wonderful opportunity for those seeking a comfortable and practical living space in a friendly community. Do not miss the chance to make this delightful property your new home.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance purposes only and should be used in conjunction with 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. Made with Metrepro ©2025



