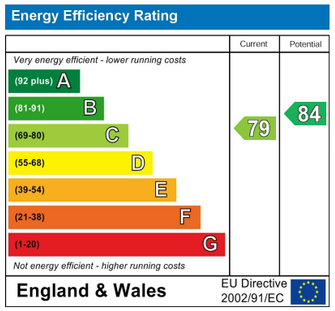
DIRECTIONS

SATNAV: PE30 4WG



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

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

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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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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.

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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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GAYWOOD
Situated 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 15' x 10'8" (4.57m x 3.25m)
Laminated flooring, two radiators, windows to front and side aspects.

HALL
Laminate flooring, stairs to first floor.

KITCHEN/DINER 15' x 8'5" (4.57m x 2.57m)
Windows to rear, French doors to rear garden, integrated oven and gas hob, space and plumbing for dishwasher and washing machine.

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

BEDROOM ONE 11'11" x 9'10" (3.63m x 3.00m)
Carpeted, radiator, window to rear aspect, door to ensuite.

ENSUITE 7'8" x 4'7" (2.34m x 1.40m)
Tiled flooring, window to rear aspect, shower, hand basin and WC.

BEDROOM TWO 9'5" x 7'8" (2.87m x 2.34m)
Carpeted, radiator, window to front aspect.

BEDROOM THREE 8'5" x 6'8" (2.57m x 2.03m)
Carpeted, radiator, window to front aspect.

BATHROOM 7'8" x 6'5" (2.34m x 1.96m)
Tiled flooring, radiator, window to side aspect, bath, hand basin and WC.

GARAGE 18'5" x 8'7" (5.61m x 2.62m)
Up and over garage door with personal door to garden.

IMPORTANT INFORMATION
MEASUREMENTS: All measurements quoted are approximate.

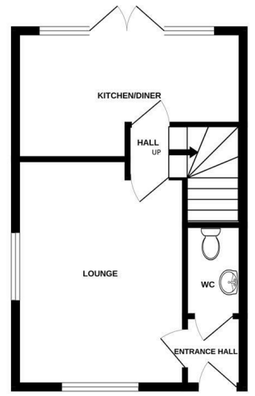
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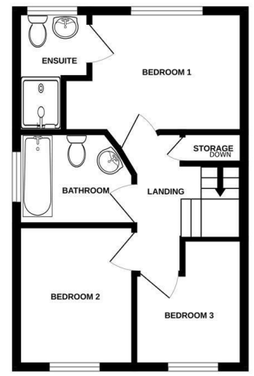
MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification

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.

GROUND FLOOR



1ST FLOOR



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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