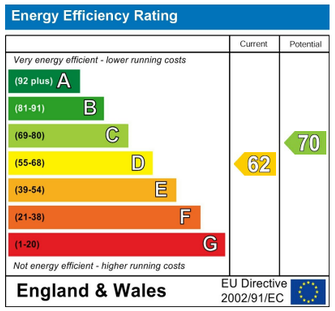
DIRECTIONS

SATNAV: PE30 4QE



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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6 Hulton Road Gaywood King's Lynn PE30 4QE

THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY PARKING

King's Lynn **£210,000 Freehold**

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The Property Ombudsman





ENTRANCE HALL
Luxury vinyl tile Flooring, stairs to first floor.

LOUNGE 12'8 x 11'11 (3.86m x 3.63m)
Fitted carpet, double radiator, window to front aspect, fireplace.

KITCHEN 13'01 x 10'0 (3.99m x 3.05m)
Vinyl flooring, windows to side aspect, wall mounted base and drawer units, space for oven, space and pluming for washing machine, separate sink and drainer.

DINING ROOM 10'09 x 10'6 (3.28m x 3.20m)
Wooden flooring, double radiator, French doors to rear garden.

REAR LOBBY
Vinyl flooring, storage cupboard, leading to wet room and door to rear garden.

WET ROOM 8'0 x 6'4 (2.44m x 1.93m)
Wet room flooring, surround wall tiling, obscured window to rear aspect, hand wash basin, concealed W.C, heated towel rail.

LANDING
Fitted carpet, window to front aspect.

BEDROOM ONE 13'7 x 10'7 (4.14m x 3.23m)
Wooden flooring, double radiator, window overlooking rear garden, small feature fireplace.

BEDROOM TWO 10'3 x 10'1 (3.12m x 3.07m)
Wooden flooring, double radiator, window overlooking rear garden, loft access.

BEDROOM THREE 11'10 x 9'11 (3.61m x 3.02m)
Wooden flooring, window to front aspect, double radiator, small feature fireplace

IMPORTANT INFORMATION
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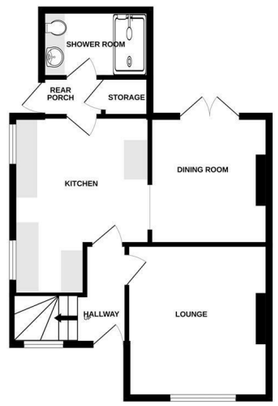
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Nestled on Hulton Road in the charming area of Gaywood, King's Lynn, this semi-detached house offers spacious living with three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Upon entering, you are greeted by a living room that has potential to invite relaxation and social gatherings. The separate dining room provides an excellent opportunity for family meals or entertaining guests, ensuring that every occasion is special. The modern ground floor wet room adds a touch of contemporary convenience, making daily routines effortless. One of the standout features of this home is the large garden, which offers ample outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. The garden is a blank canvas, ready for your personal touch. Additionally, two of the three bedrooms boast decorative fireplaces, adding character and charm to the living spaces. This property is not just a house; it is a home filled with potential. With its spacious layout and lovely garden, it is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood. Don't miss the chance to make this charming residence your own.

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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