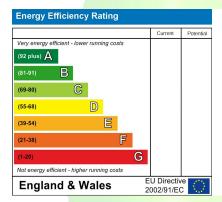
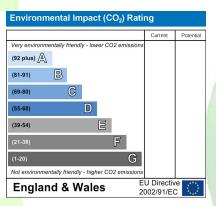


DIRECTIONS

From the town centre of King's Lynn, proceed out along the Gaywood Road, and at the Gaywood Clock Traffic Lights, take the right hand filter Lane and turn onto Gayton Road. Proceed along Gayton Road, past the Queen Elizabeth Hospital. At the next major roundabout, take the second exit onto the B1145 towards Gayton. On reaching the village of Gayton, turn right into Winch Road, and then left into Back Street. Hall Farm Road is further down on the left.





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.





The Old Dairy 6A Hall Farm Road Gayton King's Lynn Norfolk PE32 1RB

BARN CONVERSION WITH THREE BEDROOMS, VAULTED CEILINGS, WINDOW SHUTTERS, PARKING & DOUBLE GARAGE

Gayton

Residential Sales... Residential Lettings... Con

£350,000 Freehold













ENTRANCE HALLWAY

Solid oak flooring.

LIVING ROOM 15'4" x 14' (4.67m x 4.27m)

A dual aspect room with vaulted ceiling and double doors opening out to rear patio. Solid oak flooring.

15'6" x 14' max 9'3" min (4.72m x 4.27m max 2.82m min)

The kitchen/diner is open plan to the living room area. Solid oak flooring. Recently fitted kitchen with built in appliances including integrated fridge, freezer and dishwasher.

5'10 x 5'8" (1.78m x 1.73m)

Space for washing machine and tumble drier. Solid oak flooring.

MASTER BEDROOM 14'8" x 9'10" (4.47m x 3.00m)

Dual aspect

EN-SUITE SHOWER ROOM 8' x 6'1" (2.44m x 1.85m)

Shower, pedestal wash hand basin, close coupled wc, heated towel rail, extractor fan. Marble floor.

BEDROOM TWO 15'10" x 12'7" (4.83m x 3.84m)

Dual aspect.

BEDROOM THREE 10' x 8' (3.05m x 2.44m)

BATHROOM

Panel bath, pedestal wash hand basin, close coupled wc, heated towel rail, built in airing cupboard housing hot water tank. Marble floor.

DOUBLE GARAGE 18' x 17'9" (5.49m x 5.41m)

Power and light.

REAR GARDEN

Laid for low maintenance a well presented patio area with flower beds. Outside tap.

A rare opportunity to purchase an established Barn Conversion in a quiet location in the sought after West Norfolk village of Gayton. The accommodation available within this delightful property is as follows; Entrance Hall, Open Plan Lounge with vaulted ceiling, Kitchen/Diner, Utility, Bathroom, Master Bedroom with en-suite shower room and a further two bedrooms. Bespoke blinds to most rooms. The front has a shingled area with brickweave leading to the double brick built garage. Security lights to front and rear. The well presented enclosed rear garden is low maintenance with patio area, wood chips and shrubs. West Norfolk village of Gayton has easy access to the market town of King's Lynn, which offers an extensive range of amenities including shopping centre and mainline railway station with train services to Cambridge and London, King's Cross. Close to the North Norfolk Coast and Sandringham.

















