



Winch Road, Gayton, King's Lynn, PE32 1QP

welcome to

Winch Road, Gayton, King's Lynn

Set within approximately 1.5 acres (STMS) of mature grounds in one of Gayton's most desirable locations, this substantial detached home offers over 3,700 sq. ft. of versatile accommodation, extensive outbuildings and a wonderfully private setting.



Description

Occupying a secluded and mature plot of approximately 1.5 acres (STMS) within one of Gayton's most desirable roads, this substantial detached residence offers over 3,700 sq. ft. of versatile accommodation, alongside beautiful gardens, extensive outbuildings and a wonderful sense of privacy.

Gayton remains one of West Norfolk's most sought-after villages, offering a strong community feel, village amenities and excellent access to King's Lynn, Downham Market and the stunning North Norfolk coastline.

The accommodation is both spacious and flexible, making it well suited to modern family life. A welcoming entrance hall flows through to a generous dining area, creating a fantastic central hub for entertaining and everyday living. The impressive sitting room enjoys a vaulted ceiling and feature fireplace, whilst the adjoining garden room provides a peaceful space to relax and enjoy views over the gardens.

The kitchen/breakfast room offers excellent space for family living and is complemented by a separate utility room. A study provides an ideal work-from-home space, whilst a ground floor shower room adds further practicality. The principal bedroom is also located on the ground floor and benefits from built-in storage and an en suite bathroom.

To the first floor are three further double bedrooms, served by a family bathroom and an additional en suite, providing comfortable accommodation for family members and guests alike.

Outside, the property truly comes into its own. The beautifully established grounds extend to approximately 1.5 acres (STMS) and comprise extensive lawns, woodland areas, meadow planting, a kitchen garden and well-stocked flower beds. A sweeping carriage driveway provides an attractive approach to the property and ample parking.

A substantial detached two-storey outbuilding offers excellent versatility, incorporating a triple garage, WC, storerooms and a first-floor studio/workshop, making it ideal for hobbyists, home working or those requiring extensive storage.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Council Tax Band TBC

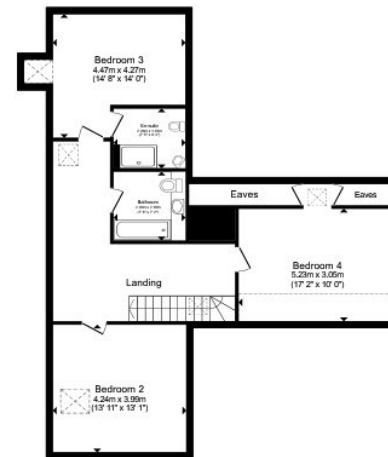


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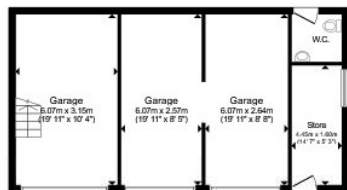




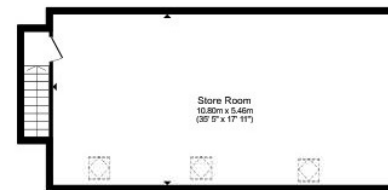
Ground Floor



First Floor



Garage Ground Floor



Garage First Floor

Total floor area 401.0 m² (4,317 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Winch Road, Gayton, King's Lynn

- Substantial detached residence extending to over 3,700 sq.ft
- Approx. 1.5 acres (STMS) of mature gardens + grounds
- Sought-after village location in Gayton
- Four double bedrooms
- Triple garage + extensive parking

Tenure: Freehold EPC Rating: D
Council Tax Band: Deleted

£615,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN120045 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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