

DIRECTIONS

SATNAV: PE30 4QE

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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6 Hulton Road Gaywood King's Lynn PE30 4QE

THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY PARKING

King's Lynn

£210,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL

Luxury vinyl tile Flooring, stairs to first floor.

LOUNGE

Fitted carpet, double radiator, window to front aspect, fireplace.

KITCHEN

Vinyl flooring, windows to side aspect, wall mounted base and drawer units, space for oven, space and plumbing for washing machine, separate sink and drainer.

DINING ROOM

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

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

Wooden flooring, double radiator, window overlooking rear garden, small feature fireplace.

BEDROOM TWO

Wooden flooring, double radiator, window overlooking rear garden, loft access.

BEDROOM THREE

Wooden flooring, window to front aspect, double radiator, small feature fireplace

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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 checks via our compliance partner, Hipla. A fee of £30 per client applies.

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12'8 x 11'11 (3.86m x 3.63m)

13'01 x 10'0 (3.99m x 3.05m)

10'09 x 10'6 (3.28m x 3.20m)

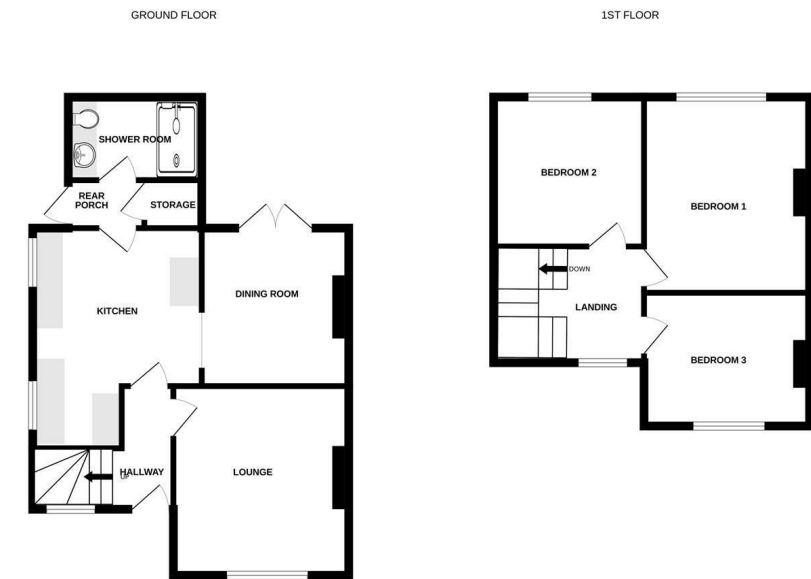
8'0 x 6'4 (2.44m x 1.93m)

13'7 x 10'7 (4.14m x 3.23m)

10'3 x 10'1 (3.12m x 3.07m)

11'10 x 9'11 (3.61m x 3.02m)

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.



We have every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of each, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operating or efficiency can be given. Made with Metrepro ©2025



