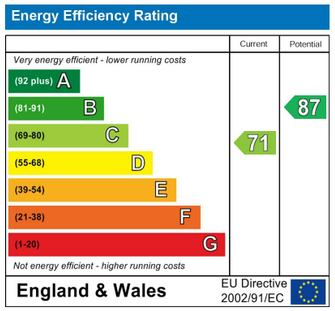
DIRECTIONS

SAT NAV: PE30 4DF



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: 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.

brittons
estate agents

www.brittons.net



41 Balmoral Road Gaywood King's Lynn PE30 4DF

MODERN AND STYLISH NEWLY REFURBISHED TWO BEDROOM SEMI DETACHED BUNGALOW

King's Lynn **Chain Free £205,000 Freehold**

01553 692828
sales@brittons.net

naea | propertymark PROTECTED

The Property Ombudsman





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.

KITCHEN / LIVING / DINING AREA 20'05 x 15'09 (6.22m x 4.80m)
New fully fitted kitchen with integrated fridge/freezer, electric oven and hob with extractor, dishwasher and washing machine. Composite modern sink with drainer. Wood flooring complete with underfloor heating, designer acoustic slat wall paneling with seamless integrated cupboards.

BEDROOM ONE 11'09 x 10'03 (3.58m x 3.12m)
Wood flooring complete with underfloor heating. Window to front aspect, individual room thermostat for climate control.

BEDROOM TWO 9'07 x 8'08 (2.92m x 2.64m)
Wood flooring complete with underfloor heating. Window to rear aspect, individual room thermostat for climate control.

SHOWER ROOM 7'11 x 5'08 (2.41m x 1.73m)
Three piece suite comprising of a large modern walk-in shower with thermostatic rain shower and extractor fan. W.C, paneled base units with designer countertop wash basin. Obscured window to rear aspect. Underfloor heating controls. LED mirror. Stone effect porcelain wall and floor tiling. Underfloor heating with individual room thermostat for climate control

REAR OF PROPERTY
The property opens up to a brand new wooden decking followed by laid-to-lawn. All three full-enclosed boundary fences have been fully replaced with a side gate included. The property has an outside hose tap. The orientation is South West.

IMPORTANT INFORMATION
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: 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.

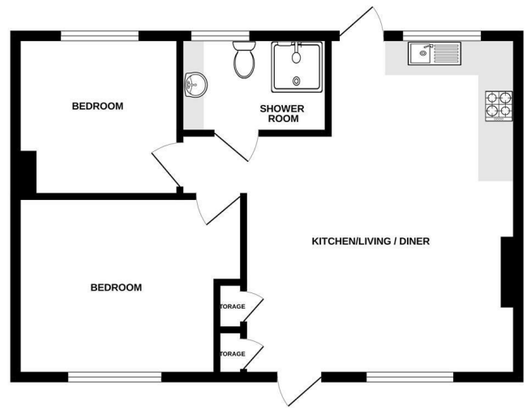
PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

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

NO UPWARD CHAIN Nestled on Balmoral Road in the charming area of Gaywood, King's Lynn, this semi-detached bungalow presents an exceptional opportunity for those seeking a modern and comfortable living space. This newly refurbished property has been thoughtfully designed to a high standard, showcasing high-quality fixtures and fittings that enhance its appeal. Upon entering, you are greeted by a bright and airy open-plan kitchen and living area, perfect for both relaxation and entertaining. The modern kitchen is equipped with contemporary appliances, making it a delightful space for culinary enthusiasts. The living area flows seamlessly, creating a warm and inviting atmosphere that is ready to be transformed into a cherished home. This bungalow features two well-proportioned bedrooms, providing ample space for rest and privacy. The modern shower room is stylishly appointed, offering a refreshing retreat. Additionally, the property benefits from underfloor heating and new electrics, ensuring comfort and efficiency throughout the year. Outside, the garden is a delightful feature, complete with a well-maintained lawn and a decking area, ideal for enjoying sunny days or hosting gatherings with family and friends. This property is perfect for those looking for a low-maintenance lifestyle without compromising on quality. With its modern design and convenient location, this bungalow is a rare find in the market. Do not miss the chance to make this stunning property your new home.

GROUND 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.
Made with Metropix ©2026













