



29 Hills Crescent, Gayton

In Excess of £265,000

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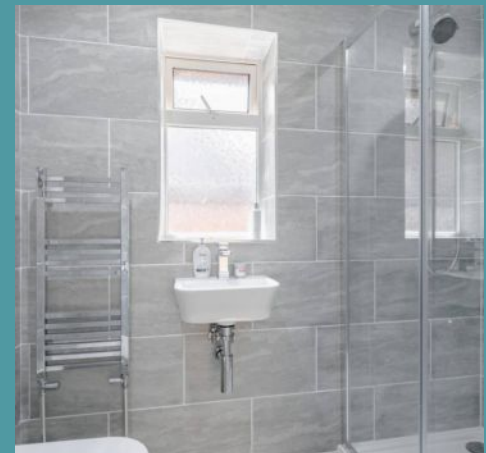
Gayton, King's Lynn

Set in the peaceful and well-connected village of Gayton, this well-presented semi-detached home offers spacious and versatile accommodation suited to a range of lifestyles. The bay-fronted lounge and dining area is light and generous, with solid oak flooring, a log burner, and French doors opening to the rear. The kitchen is modern and practical, complete with pantry storage and direct access to a separate utility room. A newly fitted shower room is also located on the ground floor, along with a flexible additional room that can be used as a fourth bedroom or home office.

Upstairs, three further bedrooms are served by a newly fitted family bathroom. Outside, the private courtyard garden to the rear is paved for easy upkeep, while the lawned front garden and shingled driveway provide space for parking up to three vehicles.

Location

Hills Crescent is located in the peaceful and well-regarded village of Gayton, a popular West Norfolk location surrounded by open countryside yet offering excellent day-to-day amenities. Residents benefit from a local shop with Post Office, primary school, pub, hair salon, and active village hall, all within walking distance. The village also boasts a recreation ground with play area and sports facilities, fostering a strong sense of community. Gayton is well served by bus routes and lies just under 8 miles from King's Lynn, where a wider range of shopping, leisure facilities, and rail links to Cambridge and London are available. The area also offers easy access to the Sandringham Estate, scenic walking routes, and the beautiful North Norfolk coastline, making it an appealing spot for both families and those seeking a quieter lifestyle.





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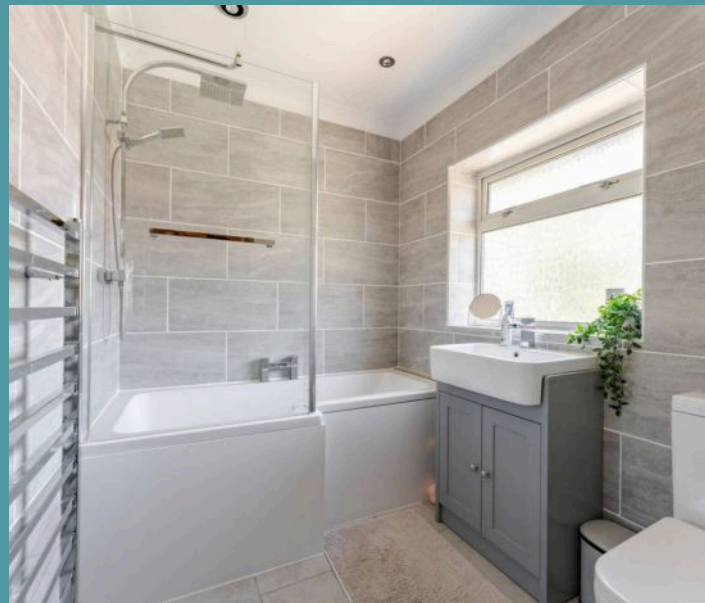
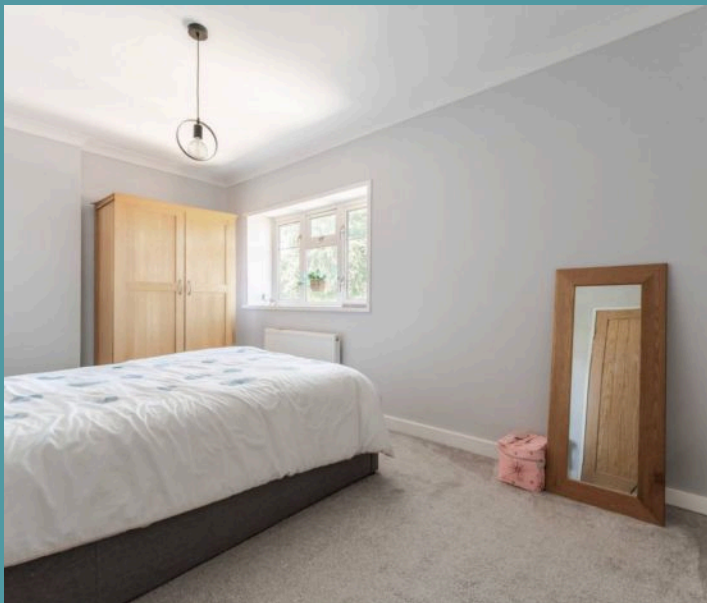
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Step into the hallway, where a convenient understairs cupboard offers a practical storage solution right from the start. As you continue through, you're welcomed into the generous bay-fronted lounge and dining area. This space feels both inviting and characterful, with solid oak flooring underfoot, a warming log burner at its heart, and streams of natural light pouring in through the bay window. There's ample room to relax and entertain, and French doors at the rear open directly to the outside, creating a lovely connection to the garden.

The kitchen sits just beyond, fitted with a range of modern units and generous worktop space. Stylish tiled splashbacks and tiled flooring give the space a neat, practical feel, while inset ceiling lighting brings a clean, contemporary finish.

From here, you move into the spacious utility room, where you'll find more work surfaces, plumbing for appliances, natural light, and attractive herringbone-effect flooring that ties the space together. This room also gives access to a versatile third bedroom which could just as easily serve as a home office or guest space depending on your needs. There is also a door leading outside, along with a newly fitted shower room with modern tiling and a glass cubicle, completing the ground floor.



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Heading upstairs, the landing includes an airing cupboard and leads to three further bedrooms. Two of these are generously sized doubles, while the third offers flexibility for a nursery, hobby space, or dressing room. One of the bedrooms features built-in wardrobes, and all are finished with comfortable carpet flooring. The family bathroom is newly fitted and serves this floor with a fully tiled, polished look, inset ceiling lights, and a P-shaped bath with shower overhead.

Double glazing throughout the home ensures year-round comfort

Outside, the rear garden offers a private and fully enclosed courtyard setting, thoughtfully paved to keep maintenance to a minimum while still providing a pleasant space to relax or entertain. Whether used for outdoor dining or simply enjoying the fresh air, it's a practical extension of the home.

At the front, a neatly kept lawn adds greenery and softens the approach, while the generous shingled driveway provides ample off-road parking for up to three vehicles, ensuring day-to-day convenience for residents and visitors alike.

Agents notes

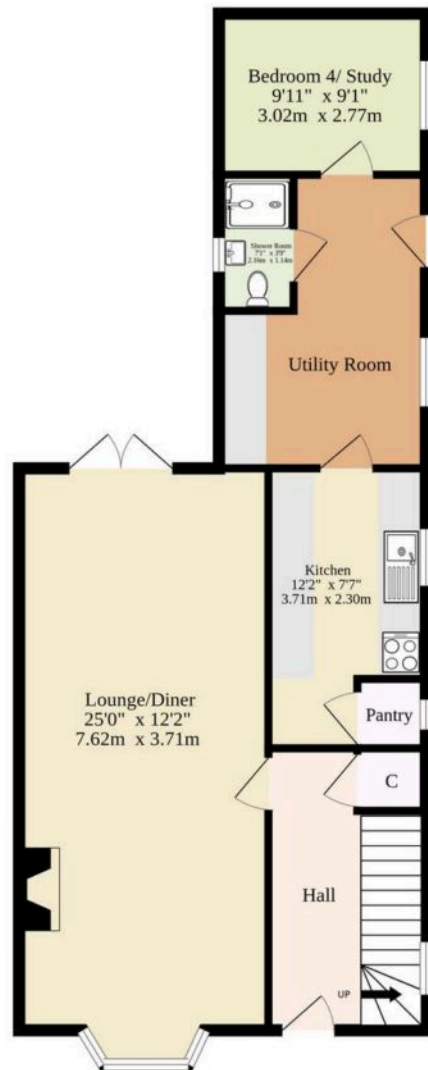
We understand that the property will be sold freehold, connected to main services water, electricity and drainage.

Heating system- Oil Central Heating

Council Tax Band- A



Ground Floor
743 sq.ft. (69.0 sq.m.) approx.



1st Floor
637 sq.ft. (59.2 sq.m.) approx.

