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DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 1st exit signposted Hunstanton onto the A149. Continue along this road and at the roundabout take the 2nd exit signposted Dersingham, then take the second right onto Manor Road where the property can be found on the left hand side easily identified by our For Sale Board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		25	
(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.



5a Manor Road Dersingham King's Lynn Norfolk PE31 6LD

**PRETTY TWO BEDROOM MID TERRACE COTTAGE WITH PARKING
NO UPWARD CHAIN**

Dersingham

£230,000 Freehold

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- LOUNGE** 12'6 x 11'0 (3.81m x 3.35m)
Wood effect flooring. Decorative fireplace. Window to front aspect. Door to front.
- DINING ROOM** 12'11 x 12'1 (3.94m x 3.68m)
Wood effect flooring. Woodburning stove. Stairs to first floor. Window to rear aspect.
- KITCHEN** 9'2 x 6'1 (2.79m x 1.85m)
Range of country style base and drawer units with wooden worktops over. Integrated cooker and hob. Butler sink. Tile floor. Window to side aspect.
- REAR PORCH** 5'5 x 4'3 (1.65m x 1.30m)
Tiled floor. Door to rear.
- LANDING**
Fitted carpet.
- BEDROOM 1** 12'7 x 11'0 (3.84m x 3.35m)
Fitted carpet. Window to front aspect.
- BEDROOM 2** 10'1 x 7'2 (3.07m x 2.18m)
Fitted carpet. Understairs storage. Window to rear aspect. Stairs to Attic room.
- BATHROOM** 9'3 x 5'10 (2.82m x 1.78m)
Three piece suite comprising bath with electric shower over, wash hand basin and w.c. Airing cupboard. Wood effect flooring. Frosted window to rear aspect.
- ATTIC ROOM** 12'1 x 10'8 (3.68m x 3.25m)
Fitted carpet. Velux style window to rear. Wood cladding to walls and ceiling. Eaves storage. Wall mounted storage heater. Ideal home office or bedroom.
- FRONT GARDEN**
Mainly laid to gravel with a boundary hedge with parking.
- REAR GARDEN**
Enclosed, mainly laid to gravel offering access to rear entrance porch. Brick built shed with plumbing for washing machine.

We are delighted to offer this pretty two bedroom mid terrace cottage with additional Attic Room and parking in the delightful village of Dersingham. The property benefits from electric radiators and uPVC double glazing. The accommodation is arranged over two floors comprising entrance porch, lounge, dining room and kitchen on the ground floor, two bedrooms and bathroom on the first floor plus the attic room on the second floor. The front garden is mainly laid to gravel with a boundary hedge and parking. The rear garden is enclosed, mainly laid to gravel offering access to rear entrance porch. Brick built shed with plumbing for washing machine. No Upward Chain.





