

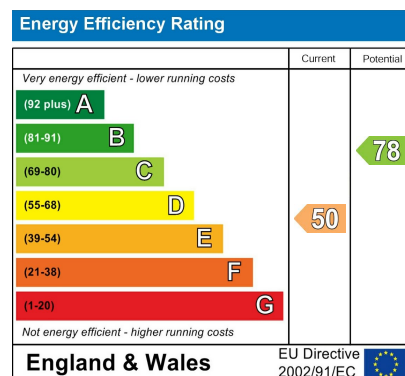


**brittons**  
estate agents

www.brittons.net

### 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, turn left onto Hunstanton Road/Lynn Road, B1440. After the traffic lights, turn left onto Glebe Road, then right again onto Glebe Road where the property can be found on the left hand side easily identified by our For Sale board.



### 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.



25 Glebe Road Dersingham King's Lynn Norfolk PE31 6QA

**THREE BEDROOM SEMI DETACHED HOUSE WITH PARKING  
NO UPWARD CHAIN**

**Dersingham**

**£285,000 Freehold**

01553 692828  
sales@brittons.net





**ENTRANCE HALL**

Ideal area to remove hats, coats and boots. Leading to first floor, door to lounge.

**LOUNGE**

25'3 x 10'11 (7.70m x 3.33m)

Generously proportioned light and airy dual aspect room with French doors to the rear garden. Under-stairs cupboard. Doors leading to kitchen and utility.

**KITCHEN**

12'9 x 9'9 (3.89m x 2.97m)

Fitted with a range of base and wall units with work surface over incorporating sink and drainer unit. Built in oven, hob and extractor fan. Integrated washing machine and dish washer. UPVC Double glazed window and door to rear. Tiled floor. Part tiled walls

**DINING ROOM**

11' x 9'7 (3.35m x 2.92m)

UPVC Double glazed window and doors to front. Tiled floor.

**UTILITY ROOM**

Plumbed in Japanese cold water washing machine. Door to wet room. UPVC Double glazed window and door to rear. Radiator

**WET ROOM**

Fitted with a shower, wash hand basin with vanity unit and w.c. UPVC Double glazed window. Radiator. Extractor fan

**LANDING**

2 Loft accesses. Doors leading to:

**BEDROOM 1**

10'11 x 10'11 (3.33m x 3.33m)

UPVC double glazed window. Radiator. Built in wardrobes. Airing cupboard housing boiler. Views to the front aspect.

**BEDROOM 2**

13'10 x 9'1 (4.22m x 2.77m)

UPVC double glazed window. Radiator. Views to the front aspect.

**BEDROOM 3**

10'11 x 7'5 (3.33m x 2.26m)

UPVC double glazed window. Radiator. Views to rear aspect.

**SHOWER ROOM**

9'10 x 8' max (3.00m x 2.44m max)

Large shower cubicle, WC, wash hand basin with vanity unit. Multi- purpose storage cupboard.. Radiator. Views to rear aspect.

**SHOWER ROOM 2**

8'0 x 6'8 (2.44m x 2.03m)

Newly fitted including; large shower enclosure with thermostatic shower, WC and hand basin with mixer tap set within a vanity unit.

**FRONT GARDEN**

Parking for two cars. Enclosed front garden laid to grey slate with surrounding picket fence.

**REAR GARDEN**

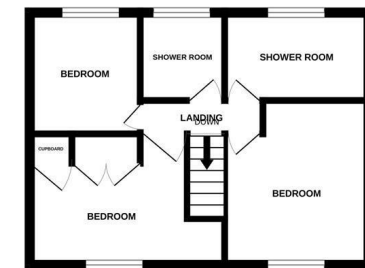
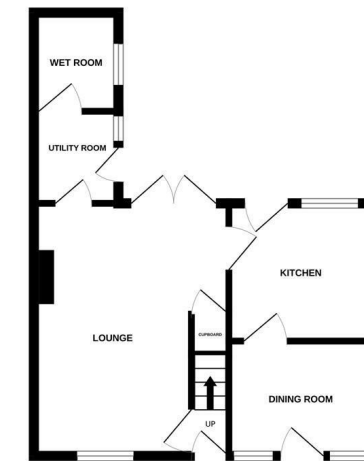
The rear garden is a typical pretty cottage garden which has a variety of mature plants, shrubs and trees offering shelter for wildlife and shade in the summer whilst enjoying sitting on the patio area. There is also a wildlife pond and a raised terrace ideal for alfresco style dining. In addition this pretty garden offers a summer and green house.

**\*Motivated Vendor\*** We are delighted to offer this three bedroom semi detached house with parking in the desirable village of Dersingham. The property benefits from newly fitted carpets, gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising entrance hall, lounge, kitchen, dining room, utility room and wet room on the ground floor with three bedrooms, and two recently fitted separate shower rooms on the first floor. To the front of the property there is an enclosed front garden which is laid to grey slate, with a footpath leading to the front door and surrounded by a picket fence - in addition to the parking. To the rear of the property there is a pretty patio area which is surrounded by a variety of mature plants, shrubs and trees as well as a wildlife pond. The garden offers a raised terrace area ideal for alfresco dining as well as a summer and green house.



GROUND FLOOR

1ST 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 errors, omissions or mis-statements. 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 ©2024

