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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, turn left onto Hunstanton Road/Lynn Road, B1440. After the traffic lights, turn left onto Glebe Road where the property can be found on the right 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			77
(69-80) C			
(55-68) D			
(39-54) E		44	
(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.



10A Glebe Road Dersingham Kings Lynn Norfolk PE31 6PZ

PRETTY TWO BEDROOM DETACHED BUNGALOW WITH ONE BEDROOM COTTAGE STYLE ANNEXE & DRIVEWAY

Dersingham

£625,000 Freehold

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LOUNGE 220 x 15'11 (6.71m x 4.85m)
 Wood effect flooring. Gas real effect flame fire within decorative surround. Window to front aspect.

CONSERVATORY 120 x 9'8 (3.66m x 2.95m)
 Tiled floor. Views over garden. Door leading to outside.

DINING ROOM 16'1 max x 15'8 (4.90m max x 4.78m)
 Fitted carpet. Fitted gas fire. Radiator. Window overlooking gardens.

KITCHEN 15'11 x 11'9 (4.85m x 3.58m)
 Farmhouse style kitchen with tiled floor, range of wall, base and drawer units with worktops over. Range cooker set within decorative brick surround with built-in extractor hood. Integrated dishwasher. Sink with mixer tap set below window overlooking garden. Space for fridge/freezer, washing machine and table and chairs. Skylight. Door to garden. Beautiful decorative stained glass features thought to be original to the property. Door to garden.

INNER HALL 13'5 max x 6'1 max (4.09m max x 1.85m max)
 uPVC door to garden. Storage cupboard housing boiler.

BEDROOM 1 10'10 x 9'4 (3.30m x 2.84m)
 Fitted carpet. Radiator. Window to front aspect.

EN-SUITE SHOWER ROOM 7'2 x 5'6 (2.18m x 1.68m)
 Shower enclosure with electric shower, wash hand basin and w.c. Wood effect flooring. Radiator. Decorative panelling. Frosted window to side aspect.

DRESSING AREA 5'7 x 3'4 (1.70m x 1.02m)

BEDROOM 2 15'10 x 10'1 (4.83m x 3.07m)
 Fitted carpet. Radiator. Dual aspect overlooking gardens. Window to front aspect.

BATHROOM 9'1 x 5'8 (2.77m x 1.73m)
 Three piece suite comprising Freestanding claw footed bath with hand held shower attachment over, wash hand basin and w.c. Wood effect flooring. Radiator. Wood panelling to walls. Skylight.

WRAP AROUND STYLE GARDEN
 Pretty English wrap around garden mainly laid to lawn with a generous amount of flower beds with a wide variety of mature plants, trees and shrubs. Gardeners paradise! Extremely private and peaceful. Wildlife pond. The long gravel drive leads towards ample off road parking.

ANNEXE LOUNGE/DINER/KITCHEN 17'5 x 15'6 max (5.31m x 4.72m max)
 Open plan living with decorative fire surround. Window to front gardens. Kitchen offers a selection of wall and base units with worktops over. Space for freestanding cooker, washing machine and fridge/freezer. Stairs to first floor.

ANNEXE SHOWER ROOM 7'1 x 3'8 (2.16m x 1.12m)
 Shower enclosure, vanity wash hand basin with mixer tap and w.c. Heated towel rail. Vinyl flooring. Frosted window to side aspect.

ANNEXE BEDROOM 18'2 x 8'2 (5.54m x 2.49m)
 Wood effect flooring. Exposed feature beams. Eaves storage.

ANNEXE GARDEN
 Mature flower beds with artificial turf area ideal for alfresco dining. Gravel footpath leading to front door.



Welcome to Glebe Road, Dersingham - a charming location where this delightful detached bungalow is nestled. This property boasts not only two reception rooms but also two bedrooms and two bathrooms, providing ample space for comfortable living. As you step inside, you'll be greeted by a farmhouse-style kitchen, perfect for whipping up delicious meals. The property also features a one-bedroom annexe, offering flexibility and additional space for guests or as a private retreat. One of the highlights of this home is its beautiful gardens, providing a serene outdoor space to relax and unwind. The tucked-away location ensures peace and privacy, making it a tranquil oasis to call home. With ample off road, convenience is at your doorstep. Whether you're looking for a peaceful retreat or a cosy abode, this large detached bungalow offers a wonderful opportunity to create your own slice of paradise in the heart of Dersingham.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual buildings, contents and fittings should be taken and approved and no responsibility is taken for any errors or omissions in the drawings. This plan is for illustrative purposes only and should not be used as a legal document. The images, layout and all other content herein are intended as a guide only. Made with SketchUp ©2011



