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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, at the next roundabout take the 2nd exit signposted Dersingham follow the road round 3rd right onto Post Office Road, right onto Centre Vale, continue straight onto Queen Elizabeth Drive, left to stay on Queen Elizabeth Drive follow to the end, turn left onto Edinburgh Way where the property can be found on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(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.



1A Edinburgh Way Dersingham King's Lynn Norfolk PE31 6JJ

**IMMACULATELY PRESENTED THREE BEDROOM DETACHED BUNGALOW WITH GARAGE & DRIVEWAY**

**Dersingham**

**£350,000 Freehold**

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**ENTRANCE HALL**

Access to roof space. Power points. Double radiator. Central heating thermostat with HIVE function

**KITCHEN**

10'2 x 10'0 (3.10m x 3.05m)

Range of wall, base and drawer units with round edged worktops over. Composite sink unit with single drainer and mixer tap. Tiled splashbacks. Space and plumbing for washing machine. Built-in Bosch electric oven and induction hob with extractor over. Built-in Bosch fridge/freezer and dishwasher. TV Point. Gas fired boiler (Installed January 2023) Laminate flooring. Inset spot lights. Radiator. Window and door to side aspect.

**DINING ROOM**

10'1 x 9'7 (3.07m x 2.92m)

Fitted carpet. Double radiator. Telephone point. Window with views to front garden. Opening to:

**LOUNGE**

15'8 x 12'6 max (4.78m x 3.81m max)

Fitted carpet. Double radiator. Feature fireplace housing inset living flame gas fire. TV point. Telephone point. Bay window to front aspect. Window to side aspect.

**BEDROOM 1**

12'10 max x 11'5 max (3.91m max x 3.48m max)

Fitted carpet. Radiator. TV Point. Window with views to the rear garden.

**EN-SUITE SHOWER ROOM**

10'0 max x 2'11 (3.05m max x 0.89m)

Shower cubicle with system mixer shower, vanity wash hand basin and w.c. Heated chrome towel rail. Ceiling Extractor. Full height modern ceramic wall tiling. Tiled floor. Window to side aspect.

**BEDROOM 2**

11'5 max x 9'9 max (3.48m max x 2.97m max )

Fitted carpet. Radiator. TV Point. Window overlooking rear garden.

**BEDROOM 3**

9'1 x 8'9 (2.77m x 2.67m)

Fitted carpet. Radiator. TV Point. Window to side aspect.

**BATHROOM**

9'11 max x 5'9 max (3.02m max x 1.75m max)

Three piece suite comprising bath with thermostatic mixer over, glass shower screen, vanity wash hand basin and w.c. Wall mounted hung storage unit. Ceiling extractor. Fully tiled. Heated chrome towel rail. Airing cupboard with shelving, power point and radiator. Window to side aspect.

**GARAGE**

17'7 x 8'11 max (5.36m x 2.72m max)

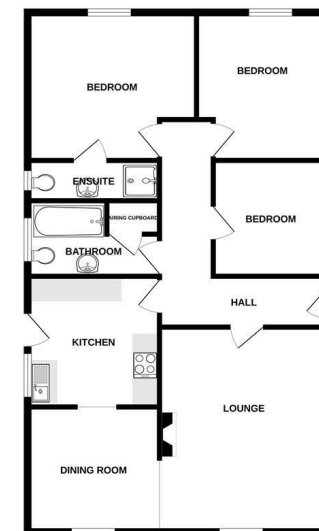
Up & over door. Power and light. Window and personnel door to rear.

**REAR GARDEN**

Enclosed south west facing garden, mainly laid to gravel with shrubs. Paved patio area.

Welcome to this charming detached bungalow built circa 2009/2010 in the delightful location of Dersingham. This immaculately presented property boasts two reception rooms, three bedrooms, and two bathrooms, offering ample space for comfortable living. The property's standout feature is its south-west facing orientation, ensuring plenty of natural light throughout the day. The low-maintenance garden is perfect for enjoying the outdoors without the hassle of extensive upkeep. Inside, you'll find a beautifully fitted kitchen, ideal for preparing delicious meals for family and friends. The property also offers ample parking, a valuable asset in this sought-after area. With a skimmed ceiling adorned with elegant mould coving throughout, this bungalow exudes a sense of style and sophistication. Don't miss the opportunity to make this lovely property your new home in the picturesque village of Dersingham.

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of actual condition, details and any other items are approximate and no responsibility is taken for any misstatement or omission in this statement. This plan is for illustrative purposes only and should be used as such by any intending purchaser. The views and opinions expressed herein are those of the agent only and do not constitute an offer. Made with MyHome.com



