

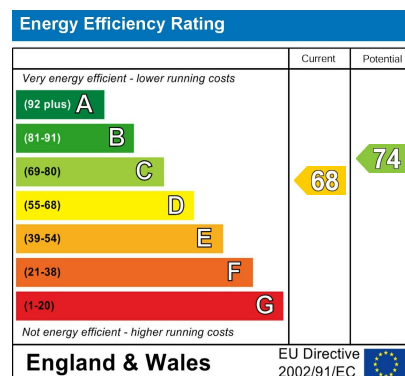


britttons
estate agents

www.britttons.net

DIRECTIONS

From the Britttons Office in Dersingham, turn left onto Lynn Road/Hunstanton Road, B1440. At the traffic lights, proceed straight over onto Hunstanton Road, and take the next right into Hawthorn Drive and then right again into The Green. Parking is available to the rear of the development 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.



Flat 12 The Green Hunstanton Road Dersingham Norfolk PE31 6RG

BEAUTIFULLY PRESENTED TWO BEDROOM FLAT WITH TWO ALLOCATED PARKING SPACES

Dersingham

£230,000 Leasehold

01553 692828
sales@britttons.net





HALLWAY

Stairs to first floor. Door to:

OPEN PLAN L-SHAPED LOUNGE/KITCHEN/DINER

27'1 x 16'7 (8.26m x 5.05m)

Fitted carpet to lounge. Vinyl flooring to kitchen. Two electric storage heaters. Windows to front and rear aspects. Range of wall, base and drawer units with worktops over. Under cabinet lighting. Built-in oven and hob with extractor over. Space for washing machine.

SHOWER ROOM

Corner quadrant shower cubicle, wash hand basin and w.c.

BEDROOM 2

10'1 x 9'9 (3.07m x 2.97m)

Fitted carpet. Built-in wardrobe. Electric heater. Window to front aspect.

LANDING

Stairs to:

BEDROOM 1

17'3 x 13'7 (5.26m x 4.14m)

Fitted carpet. Windows to front and rear aspects.

EN-SUITE BATHROOM

Three piece suite comprising bath, wash hand basin and w.c. Electric heater. Window to front aspect.

ALLOCATED PARKING

Two parking spaces.

COMMUNAL GARDEN

Flower beds and trees.

Nestled in the charming village of Dersingham, this delightful flat offers a perfect blend of comfort and convenience. Boasting a spacious layout with 1 reception room, 2 bedrooms, and 2 bathrooms, this property is ideal for those seeking a tranquil retreat. As you step inside, you are greeted by a welcoming hallway leading to an L-shaped lounge/dining/kitchen area, perfect for entertaining guests or simply relaxing after a long day. The first floor is home to a convenient shower room and the second bedroom, providing ample space for guests or family members. Venture up to the second floor, and you'll find the luxurious bedroom one, complete with an en-suite bathroom for added privacy and comfort. Imagine waking up to the soft morning light filtering through the windows, creating a serene atmosphere to start your day. Outside, a communal garden offers a peaceful oasis where you can unwind amidst nature's beauty. With two allocated parking spaces, parking will never be a hassle, ensuring convenience for you and your guests. This property's location and layout make it an ideal holiday home, offering a perfect escape from the hustle and bustle of everyday life. Whether you're looking for a weekend getaway or a permanent residence, this flat on Hunstanton Road is sure to captivate your heart. Don't miss the opportunity to make this charming property your own slice of paradise.

