

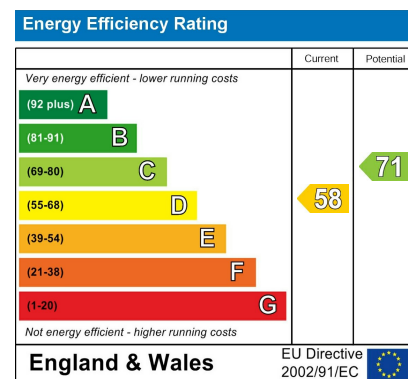


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DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 2nd 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, then turn left onto Manor Road just past the church 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.



1 Church Crofts Manor Road Dersingham King's Lynn Norfolk PE31 6WA

ATTRACTIVE SEMI DETACHED THREE BEDROOM HOUSE WITH BEAUTIFUL GARDEN, GARAGE AND PARKING.

Dersingham

£385,000 Freehold

01553 692828
sales@brittons.net





- ENTRANCE HALL** 15'6 x 5'11 (4.72m x 1.80m)
Tiled flooring, stairs leading to first floor and radiator.
- CLOAKROOM** 6'3 x 2'6 (1.91m x 0.76m)
White suite, W.C and hand basin, extractor fan, tiled flooring and radiator.
- LOUNGE** 15'3 x 12'8 (4.65m x 3.86m)
Fitted carpet, fitted wood burning stove, fitted storage cupboards and an arched opening into dining room. Window to front aspect with views of the church.
- DINING ROOM** 9'5 x 8'8 (2.87m x 2.64m)
Fitted carpet, and glazed folding doors which lead into the bright garden room.
- KITCHEN** 9'1 x 8'8 (2.77m x 2.64m)
Fitted with a range of cream coloured wall, base and drawer units with worktop over. Space for dishwasher and washing machine. Built in oven and hob. Tiled floor. Wide opening leading to the garden room.
- GARDEN ROOM** 17'6 x 9'7 (5.33m x 2.92m)
Tiled floor with a pitched roof flooding the room with natural light. Side door to garden and double doors at rear also leading to garden. Offering panoramic views of the beautifully maintained garden. Two electric convactor heaters.
- LANDING** 8'11 x 6'4 (2.72m x 1.93m)
Fitted carpet, loft hatch complete with loft ladder, built in airing cupboard with hot water cylinder.
- BEDROOM ONE** 10'10 x 10'8 (3.30m x 3.25m)
Fitted carpet, range of built in wardrobes with sliding doors. Radiator. Window to front aspect presenting views over the front garden and to the Tithe Barn and St Nicholas Church.
- BEDROOM TWO** 11'2 x 9'10 (3.40m x 3.00m)
Fitted carpet, window to rear aspect with views of the pretty gardens. Radiator
- BEDROOM THREE** 7'8 x 6'8 (2.34m x 2.03m)
Fitted carpet, window to rear aspect again show casing views over the church. Radiator.
- BATHROOM** 8'11 x 8'7 (2.72m x 2.62m)
Spacious and offering a four piece suite comprising bath, wash hand basin and W.C with separate shower. Heated towel rail. Vinyl flooring. Obscured window to rear aspect.
- FRONT GARDEN**
Low maintenance predominantly paved and gravelled with a selection of mature shrubs and trees.
- REAR GARDEN**
Good size well maintained garden with well stocked mature flower beds with a wide variety of well established shrubs and plants. Wide patio, gravelled area and space for a table and chairs. The garden also boasts a greenhouse, shed and wood store. There is a gate at the end of the garden with provides access to the large parking area and brick built garage. These are Accessed from Old Hall Drive.

Nestled in the charming Manor Road, King's Lynn of Dersingham, this semi-detached house is a true gem waiting to be discovered. The property is approached via an archway, this forms part of the original wall of 'The Old Hall' Boasting two inviting reception rooms, three cosy bedrooms, and a modern bathroom, this property offers a comfortable and spacious living environment for you and your family. One of the standout features of this lovely home is the bright and airy garden room, where you can relax and unwind while enjoying views of the beautiful garden that surrounds the property. Imagine sipping your morning tea in this serene setting or hosting intimate gatherings with friends and family in this delightful space. The well-presented interior of the house exudes warmth and character, making it easy for you to envision yourself living here. The wood burning stove adds a touch of cosiness, perfect for those chilly evenings when you want to curl up with a good book. Conveniently, this property also offers parking, ensuring that you never have to worry about finding a spot for your car after a long day. Additionally, the views of the Tithe Barn and St Nicholas Church add a touch of history and charm to the surroundings, making this location truly special. If you are looking for a home that combines comfort, style, and a touch of tranquillity, then look no further. This property on Manor Road is a rare find that offers the best of both worlds - a peaceful retreat with easy access to local amenities and scenic views that will take your breath away.

Floorplans

Master Floorplan Image



GROUND FLOOR

1ST FLOOR



