

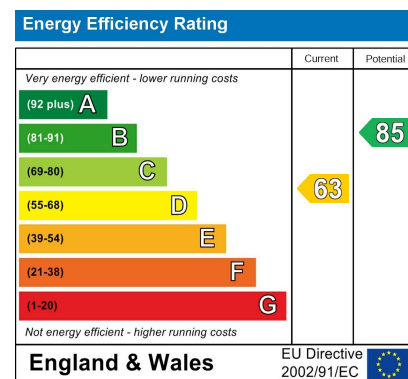


**britttons**  
estate agents

www.britttons.net

### DIRECTIONS

From our King's Lynn office proceed out of the town on the A149 towards Hunstanton. At the roundabout take the second exit signposted Dersingham onto Lynn Road. At the Co-Op store in Dersingham, turn right into Mountbatten Road. Take the first left onto Hipkin 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.



31 Hipkin Road Dersingham King's Lynn Norfolk PE31 6XX

**VERY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY**

**Dersingham**

**£275,000 Freehold**

01553 692828  
sales@britttons.net





#### ENTRANCE HALL

Wood laminate flooring. Radiator. Stairs to first floor. Understairs cupboard. Window to front aspect.

#### LOUNGE/DINER

23'1 max x 11'1 max (7.04m max x 3.38m max)

Wood laminate flooring. Two radiators. Feature fireplace housing Living Flame gas fire. Bow window to front aspect. Window to rear aspect.

#### KITCHEN

10'3 x 8'3 (3.12m x 2.51m)

Range of wall, base and drawer units with worktops over. Built-in electric oven, ceramic hob with extractor over. Space for American style fridge/freezer and washing machine. Tiled flooring. Windows to side and rear aspects. Door to rear.

#### LANDING

Fitted carpet. Airing cupboard. Access to loft with ladder and part boarded. Window to side aspect.

#### BEDROOM 1

11'2 max x 11'0 max (3.40m max x 3.35m max)

Fitted carpet. Radiator. Window to rear aspect.

#### BEDROOM 2

11'8 x 8'11 (3.56m x 2.72m)

Fitted carpet. Radiator. Window to front aspect.

#### BEDROOM 3

8'7 max x 8'4 max (2.62m max x 2.54m max)

Fitted carpet. Radiator. Windows to front and side aspects.

#### BATHROOM

6'5 x 5'5 (1.96m x 1.65m)

Newly fitted three piece suite comprising bath with electric shower over, vanity wash hand basin and w.c. Fully tiled. Heated towel rail. Window to rear aspect.

#### FRONT

Set on a corner plot, mainly laid to lawn with trees, leading to the side. Paved path leading to the front door. Gate to rear.

#### REAR GARDEN

Fully enclosed, mainly laid to lawn with shrub and plant borders. Patio area. Outside tap. Timber shed (11'7 x 5'9). Driveway with double gates leading to rear garden.

Welcome to this charming semi-detached house on Hipkin Road, Dersingham! This delightful property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to unwind and make themselves at home.

Situated on a corner plot, this house offers a unique advantage with more outdoor space and privacy. The parking space for one vehicle ensures convenience for you and your visitors. One of the highlights of this property is the fitted kitchen, providing a modern and stylish space for you to unleash your culinary skills. The newly fitted bathroom adds a touch of luxury to your daily routine, making you feel pampered and refreshed. From the moment you step inside, you'll be impressed by how well-presented this house is. The attention to detail and care put into maintaining this property shines through, creating a warm and inviting atmosphere that you'll love coming home to. Don't miss out on the opportunity to make this house your new home. Book a viewing today and discover the endless possibilities that this property on Hipkin Road has to offer!



GROUND FLOOR



1ST FLOOR

