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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 at the traffic lights go straight over onto Hunstanton Road, turn left onto Woodside Ave, turn right onto Woodside Close, where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(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.



22 Woodside Close Dersingham King's Lynn, Norfolk PE31 6QD

BEAUTIFUL SPACIOUS AND FULLY REFURBISHED TO A HIGH STANDARD THREE BEDROOM DETACHED BUNGALOW WITH DRIVEWAY. *All images are artist impressions and for guidance only*

Dersingham

£499,000 Freehold

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23'3 x 4'0 (7.09m x 1.22m)

31'8 x 14'0 (9.65m x 4.27m)

8'6 x 7'0 (2.59m x 2.13m)

9'3 x 6'6 (2.82m x 1.98m)

15'3 x 11'2 (4.65m x 3.40m)

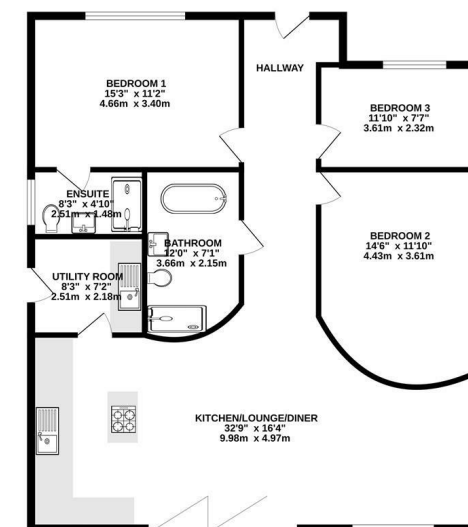
8'4 x 4'10 (2.54m x 1.47m)

12'0 x 10'2 (3.66m x 3.10m)

11'11 x 10'11 (3.63m x 3.33m)

Enclosed and mainly laid to lawn with woodland views. High quality patio area as you walk through the bifold doors from the kitchen/ lounge/ diner.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



