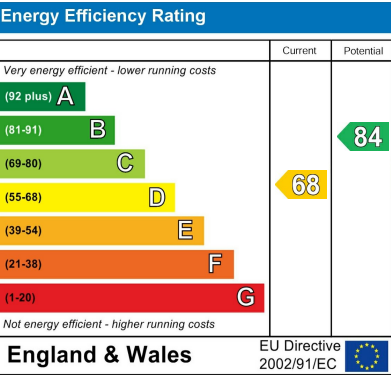


DIRECTIONS

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.



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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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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

£479,000 Freehold

01553 692828  
sales@brittons.net







<b>ENTRANCE HALLWAY</b> Hallway leads to all rooms in the bungalow, Tiled flooring, double radiator, very large storage cupboard housing brand new Ideal gas boiler. Double radiator.	23'3 x 4'0 (7.09m x 1.22m)
<b>KITCHEN/DINING/LIVING AREA</b> Luxury tiled flooring, Range of wall, base and drawer units with edged worktops over, Inset one bowl sink with single drainer with mixer tap, Integrated eye level electric oven with separate integrated hob with extractor hood over on the kitchen island. Integrated dishwasher and fridge/freezer, Two double Radiators, Window and bi-fold doors to rear aspect.	31'8 x 14'0 (9.65m x 4.27m)
<b>UTILITY</b> Range of wall and base units with worktop over, sink with drainer and stainless steel mixer tap over, integrated 'Hoover' washing machine and tumble drier. Tiled floor and a double radiator.	8'6 x 7'0 (2.59m x 2.13m)
<b>BATHROOM</b> Four piece suite comprising of a hand wash basin set within a vanity unit with mirror and lights over, W.C, Slipper bath with freestanding tap and hand held attachment over, fully tiled walk in thermostatic shower with hand held attachment and rainfall shower head. Fully tiled with a heated towel rail.	9'3 x 6'6 (2.82m x 1.98m)
<b>BEDROOM ONE</b> Fitted carpet, window to front aspect, contemporary light fittings and a double radiator.	15'3 x 11'2 (4.65m x 3.40m)
<b>ENSUITE</b> Three piece suite comprising of a hand wash basin set within a vanity unit with stainless steel mixer tap over, W.C, fully tiled walk in shower enclosure with rainfall shower and hand held attachment. Wall mounted mirror with contemporary light fittings either side. Obscured window to side aspect. Heated towel rail and tiled flooring.	8'4 x 4'10 (2.54m x 1.47m)
<b>BEDROOM TWO</b> Fitted carpet, window to front aspect and double radiator.	12'0 x 10'2 (3.66m x 3.10m)
<b>BEDROOM THREE</b> Fitted carpet, window to side aspect and double radiator.	11'11 x 10'11 (3.63m x 3.33m)

**FRONT GARDEN**  
Laid to gravel with ample parking for multiple vehicles.

**REAR GARDEN**  
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.

**IMPORTANT INFORMATION**  
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Nestled in the charming village of Dersingham, King's Lynn, this beautifully refurbished three-bedroom detached bungalow on Woodside Close offers a perfect blend of modern living and serene surroundings. The property has been meticulously upgraded to a high standard, showcasing a brand new exterior and interior that exude contemporary elegance including skimmed ceilings and downlighters throughout. Upon entering, you will be greeted by a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The bungalow features three well-proportioned bedrooms, each designed to offer comfort and tranquillity. With two stylish bathrooms, morning routines and family life are made effortless. The property also benefits from parking for multiple vehicle, ensuring convenience for residents and guests alike. Situated in a popular village location, you will find a range of local schools and amenities within easy reach, making it an excellent choice for families and professionals. This delightful bungalow is not just a home; it is a lifestyle choice, offering the perfect retreat in a friendly community. Whether you are looking to downsize or seeking a peaceful place to raise a family, this property is sure to impress. Do not miss the opportunity to make this stunning bungalow your new home.

NO UPWARD CHAIN.

