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## DIRECTIONS

SAT NAV: PE31 6JH WHAT THREE WORDS: undulation.eminent.broadcast

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



18, Queen Elizabeth Drive Dersingham Norfolk PE31 6JH

**SEMI DETACHED BUNGALOW IN POPULAR LOCATION WITH TWO  
BEDROOMS FRONT AND REAR GARDENS AND DRIVEWAY**

**Dersingham**

**£225,000 Freehold**

**01553 692828**  
**[sales@brittons.net](mailto:sales@brittons.net)**







**PORCH**  
Leading into hallway.

**ENTRANCE HALL**  
Fitted carpet, doors to all rooms. Storage cupboard. Double radiator.

**KITCHEN** 9'6 max x 8'0 max (2.90m max x 2.44m max )  
Range of base, wall and drawer units with work top over. Integrated oven and hob with extractor hood over. Stainless steel sink with mixer tap over and drainer. Space for washing machine. Window to both the side and front aspect, flooding the room with natural light. Useful storage cupboard. Vinyl flooring.

**LIVING ROOM** 17'9 x 10'11 max (5.41m x 3.33m max)  
Fitted carpet, fireplace, window to side aspect. Radiator.

**BEDROOM ONE** 12'10 x 10'11 (3.91m x 3.33m )  
Fitted carpet, window to side aspect and radiator.

**BEDROOM TWO** 9'6 x 9'2 (2.90m x 2.79m )  
Fitted carpet, window to side aspect and radiator.

**WETROOM** 6'10 x 5'9 (2.08m x 1.75m )  
Comprising of pedestal hand wash basin, W.C, and a walk in shower. Hand rails, radiator and a mirrored vanity unit.

**FRONT GARDEN**  
Gateway leading to front door of property, driveway parking and a area laid to lawn with shrubs.

**REAR GARDEN**  
Wrapping round the side of the property, mainly laid to lawn, lined with fir trees. Timber shed.



Located in the popular village of Dersingham, Norfolk, this delightful semi-detached bungalow on Queen Elizabeth Drive offers a perfect blend of comfort and potential. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. As you enter, you are welcomed into a spacious reception room, featuring a cosy fireplace that adds warmth and character to the space. The lounge is a perfect spot for relaxation or entertaining guests. The kitchen, flooded with natural light, provides an inviting atmosphere for culinary adventures and family gatherings. The property presents a blank canvas, allowing you to personalise the space to reflect your unique style and preferences. The bungalow boasts a wet room, designed for convenience and ease of use, making it suitable for all ages. The property also boasts solar panels which will in turn offer cheaper running costs. Outside, there is parking available ensuring that you have a designated space for your car. Situated in a popular and sought-after location, this property is close to local amenities and offers a sense of community that is hard to find. Whether you are looking to downsize or simply seeking a tranquil place to call home, this bungalow presents an excellent opportunity to create your ideal living space. Don't miss the chance to make this charming property your own.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, etc. are not to be taken as absolute and no responsibility is taken for any errors or omissions in this document. This plan is for illustrative purposes only and should be used as such for the prospective purchaser. The images, diagrams and graphics are for illustrative purposes only and should be used as such for the prospective purchaser. Made with SketchUp (2023)







