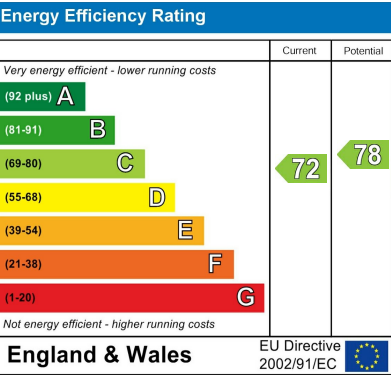


DIRECTIONS

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. You will see the Co-Op Food Store on the right, at this junction turn right onto Mountbatten Road. Continue along Mountbatten Road, eventually turning left onto Philip Nurse Road where the property can be found on the right hand side and 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.

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WELCOMING DETACHED THREE BEDROOM BUNGALOW IN DESIRABLE AREA WITH WELL
MAINTAINED GARDENS, GARAGE AND DRIVEWAY PARKING. NO ONWARD CHAIN.

Dersingham

£325,000 Freehold

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L SHAPED ENTRANCE HALLWAY Fitted carpet leading to all rooms including generous sized airing cupboard. Loft access.	14'6 x 4' 2 x 9'3 max (4.42m x 1.22m' 0.61m x 2.74m'0.91m max)
W C Half height wall tiling, wall mounted hand wash basin, WC, double radiator, vinyl flooring, obscured window to front aspect.	5'6 x 2'5 (1.68m x 0.74m)
KITCHEN Range of wall base drawer units with worktop over. Integrated gas hob, integrated electric oven, extractor hood, space and plumbing for washing machine. One and a half bowl composite sink with drainer and brass coloured mixer tap situated under rear window with views of the garden. Glow worm wall mounted boiler. Door to side aspect. Tiled flooring. Fuse board.	11'6 max x 10'1 (3.51m max x 3.07m)
LOUNGE Fitted carpet, Window to rear, double radiator, French doors leading to conservatory. Wall mounted up lighters. Decorative marble and wood effect fire surround and hearth. (Currently sealed)	17'9 x 11'5 (5.41m x 3.48m)
CONSERVATORY Vinyl flooring, triple aspect half height brick with French doors, leading to the garden. Power supply.	9'8 x 8'6 (2.95m x 2.59m)
MASTER BEDROOM Fitted carpet, window to front aspect, double radiator. Wall lights above bed.	11'9 x 11'0 (3.58m x 3.35m)
BEDROOM TWO Fitted carpet double radiator window to front aspect.	11'9 x 8'9 (3.58m x 2.67m)
BEDROOM THREE Window to side aspect double radiator fitted carpet.	11'9 x 7'4 (3.58m x 2.24m)
SHOWER ROOM Comprising of hand wash basin set within vanity unit, with mixer tap over. Obscured side facing window. Concealed closet W.C Heated towel rail. Tiled flooring. Half height tiled walls. Fully tiled large shower enclosure with thermostatic shower and built in wall storage units. Extractor fan.	6'9 x 6'6 (2.06m x 1.98m)
FRONT GARDEN Mainly laid to lawn with well maintained flowerbeds offering a variety of plants and shrubs as well as a yucca tree. Ample parking for a number of cars on the tarmac driveway. Footpath to front door.	
REAR GARDEN Mainly laid to lawn with footpath and patio. Gravel footpath leading to summer house. Fully enclosed by fencing. A lovely Private garden offering a variety of mature plants and shrubs. The current owners have designed this garden to be low maintenance. The garden backs onto a popular area within Dersingham known as 'The Warren' Outside tap. Side gate leading to driveway.	
GARAGE Window to side facing garden. Personnel door leading to rear garden. Up and over garage door. Light and power. Further storage available above.	16'11 x 8'11 (5.16m x 2.72m)
IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	
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Positioned in the highly desirable area of Philip Nurse Road, Dersingham, this charming detached bungalow offers a perfect blend of comfort and modern living. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The modern shower room has been thoughtfully designed, ensuring convenience and style. One of the standout features of this property is the delightful conservatory, which overlooks the well-maintained garden. This serene outdoor space is adorned with a variety of shrubs and plants, creating a peaceful retreat for gardening enthusiasts or those who simply wish to enjoy the beauty of nature. Additionally, the property offers parking for multiples vehicles, adding to the convenience of this lovely home. With its excellent location and well-kept features, this detached bungalow is a wonderful opportunity for anyone looking to settle in a tranquil yet accessible neighbourhood. Don't miss the chance to make this delightful property with no onward chain your new home.

