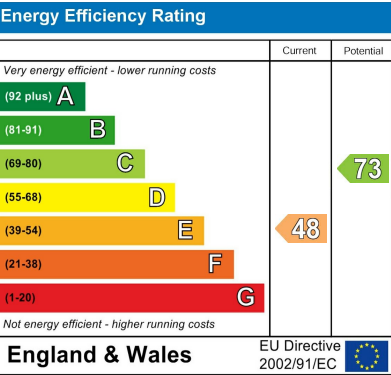


DIRECTIONS

Sat Nav: PE31 6HL



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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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.

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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.

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"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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WELL PRESENTED DETACHED THREE/FOUR BEDROOM CHALET WITH
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£395,000 Freehold

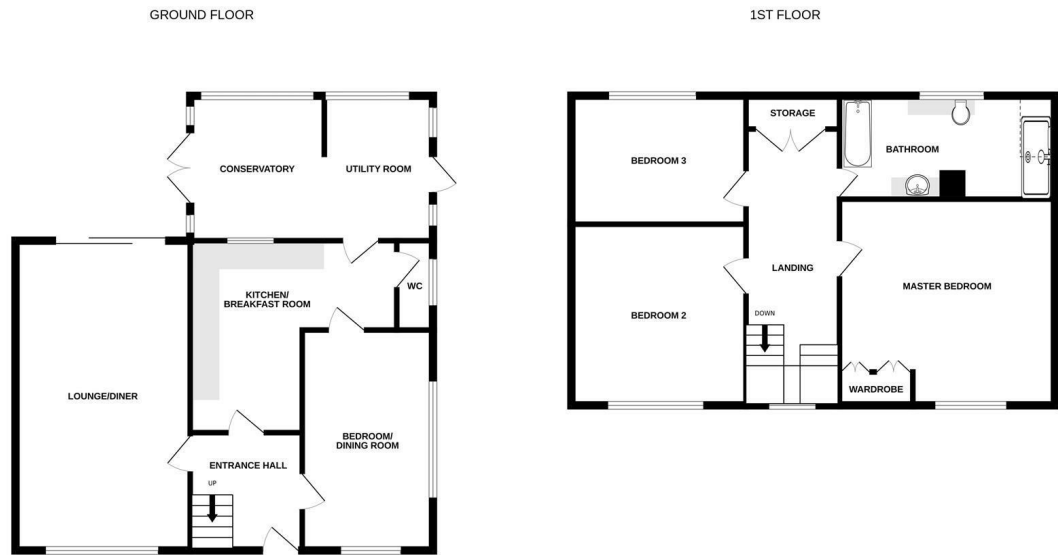
01553 692828
sales@brittons.net





ENTRANCE HALL Light grey wood effect flooring with stairs to the first floor. Two radiators, door's leading to ground floor bedroom, kitchen and lounge dining room.	11'0 x 8'2 (3.35m x 2.49m)
LOUNGE DINER Fitted carpet, two double radiator's, skimmed ceiling with down lighters, fireplace with brick surround and tiled hearth. Sliding patio doors to rear. Two wall mounted lights. Window to front aspect. Ample space for a family dining table and corner sofa.	22'0 x 12'5 (6.71m x 3.78m)
KITCHEN BREAKFAST ROOM Range of wall base and draw units with worktops over, space and plumbing for dishwasher, breakfast bar with room for two stalls beneath. One and a half bowl stainless steel sink with drainer and waste disposal unit, and mixer tap over. Space for large range cooker with extractor hood over. Window looking into conservatory with views over the established garden. Tiled floor.	11'7 x 10'9 (3.53m x 3.28m)
LOBBY Storage space and boiler, space for fridge freezer. Continuation of tiled floor from kitchen.	6'5 x 6'3 (1.96m x 1.91m)
UTILITY ROOM Tiled floor space, plumbing for washing machine and tumble dryer, selection of wall and base units, views to the garden, and side door with dog flap.	10'6 x 10'0 (3.20m x 3.05m)
CONSERVATORY Patio doors leading to rear garden, tiled floor, views over the well established garden.	12'7 x 11'0 (3.84m x 3.35m)
DOWNSTAIRS CLOAKROOM Obscured window, wall mounted hand wash basin with tiled splashback, W.C, radiator, and tiled floor.	6'7 x 2'1 (2.01m x 0.64m)
GROUND FLOOR BEDROOM / DINING ROOM Fitted carpet, windows to front and side aspects, radiator, cupboard housing fuse box.	15'3 x 9'3 (4.65m x 2.82m)
LANDING Fitted carpet and generous storage cupboard which is shelved with a hanging rail. Access to loft.	8'4 x 5'9 (2.54m x 1.75m)
BATHROOM Four piece suite comprising of a hand wash basin set within vanity unit, close coupled W.C set within base unit, walk in shower enclosure with thermostatic shower, and a bath with mixer tap over and hand held shower attachment. Heated towel rail, fitted carpet and window to the rear aspect.	
BEDROOM ONE Two double fitted wardrobes, front aspect dorma window, fitted carpet, and radiator.	15'3 x 12'6 (4.65m x 3.81m)
BEDROOM TWO Fitted carpet, front aspect dorma window, and radiator.	12'4 x 11'4 (3.76m x 3.45m)
BEDROOM THREE Fitted carpet, rear aspect dorma window with views of the garden.	12'3 x 7'5 (3.73m x 2.26m)
REAR GARDEN Enclosed garden, mainly laid to lawn with three patio areas, in order that the most can be made of the sunlight that this garden receives throughout the day. Goldfish pond with water feature. Selection of mature plants, trees, shrubs, and bushes. Decorative arch leads through to the wild area of the garden, which also offers a large wooden storage shed with power. Further patio area. Side access on both sides of the property.	
FRONT OF PROPERTY Mainly laid to gravel, with parking for multiple vehicles.	
IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	
DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.	

Welcome to this charming detached chalet located in the popular village of Dersingham, Norfolk. This delightful property offers a perfect blend of comfort and privacy, nestled away in a tranquil private setting that is not overlooked, ensuring a peaceful living experience. The chalet boasts three/four well-proportioned bedrooms, providing ample space for families, those seeking extra room for guests or a home office. The layout includes a welcoming reception room, ideal for relaxation and entertaining. With a spacious family bathroom, morning routines will be a breeze, accommodating the needs of a busy household. One of the standout features of this property is its location. Just a few minutes' walk from the village centre, residents can enjoy easy access to local amenities, shops, and community services, making it a convenient choice for everyday living. The private drive adds an extra layer of exclusivity, allowing you to enjoy your home in a peaceful environment. This chalet is perfect for those who appreciate a quiet lifestyle while still being close to the heart of the village. Whether you are looking for a family home or a retreat from the hustle and bustle, this property offers a wonderful opportunity to create lasting memories in a beautiful setting. Don't miss the chance to make this lovely chalet your new home.



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.
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