

DERSINGHAM OFFICE

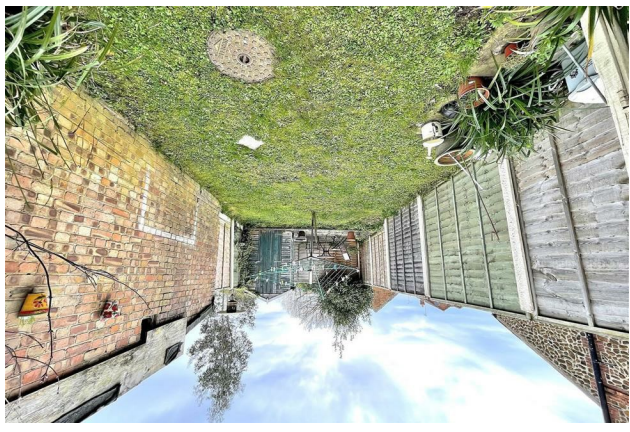
The property is situated in a popular location within the sought after village of Dersingham. The village offers a wide range of facilities to include: doctors surgery, vets, library, chemist, schools, supermarkets, garden centre, opticians and public houses. A wider range of shopping and leisure facilities can be found in King's Lynn which also benefits from a main rail link to Ely, Cambridge and London Kings Cross.

NO ONWARD CHAIN A period End Terrace Cottage offering accommodation including: 22ft Lounge/Dining Room, Rear Entrance Hall and Kitchen to the ground floor, along with Landing, Two Bedrooms and Bathroom to the first floor. The property which benefits from UPVC double glazing and gas central heating, has off-road parking to the front along with an enclosed garden to the rear.

64 Station Road, Dersingham, King's Lynn, PE31 6PR



Price £235,000 Freehold



UPVC FRONT ENTRANCE DOOR TO:-

LOUNGE/DINING ROOM

22'3" x 12'6" max (6.78 x 3.81 max)

Skimmed ceiling with exposed beams, Tiled Floor. Power points. Telephone socket. Two single radiators. UPVC double glazed window to front. Feature cast iron & tiled open fireplace with tiled hearth. Stairs to first floor landing. Opening to:-

REAR ENTRANCE HALL

Skimmed & coved ceiling. Access to roof space. Tiled floor. Power points. UPVC double glazed door to rear. Opening to:-

KITCHEN

8'0" x 5'4" (2.44 x 1.63)

Skimmed & coved ceiling. Tiled floor. Power points. Plumbing provision for washing machine. UPVC double glazed window to rear. Single radiator. Wall mounted gas fired boiler supplying domestic hot water and radiators. Range of matching wall and base units with round edged work surfaces over, along with matching upstands. Stainless steel sink unit with single drainer and mixer tap over. Built-in electric oven. Built-in ceramic hob with stainless steel extractor hood over.

FIRST FLOOR LANDING

Skimmed & coved ceiling. Access to roof space. UPVC double glazed window to side. Doors to:-

BEDROOM ONE

8'10" min opening to 12'8" max x 9'9" max (2.69 min opening to 3.86 max x 2.97 max)

Skimmed & coved ceiling. Laminate flooring. Power points. Single radiator. UPVC double glazed window to front.

BEDROOM TWO

10'6" max x 6'7" (3.20 max x 2.01)

Skimmed & coved ceiling. Laminate flooring. Power points. UPVC double glazed window to rear. Built-in wardrobe

BATHROOM

6'11" x 4'11" min (2.11 x 1.50 min)

Skimmed & coved ceiling. Ceiling Extractor. Vinyl floor covering. Cupboard housing hot water cylinder. Chrome heated towel rail. Suite comprising; Panelled bath with tiled splash back along with mixer tap and shower attachment over. Pedestal wash hand basin with tiled splash back. Low level WC.

OUTSIDE

FRONT

Concrete car standing with gravelled borders and inset shrubs and plants.

REAR

An enclosed garden laid mainly to lawn with a paved patio area at the rear. Timber garden shed. Gate giving pedestrian access at the side.

AGENT'S NOTE

There is shared pedestrian access across the rear to the side gate for the neighbouring properties.

DIRECTIONS

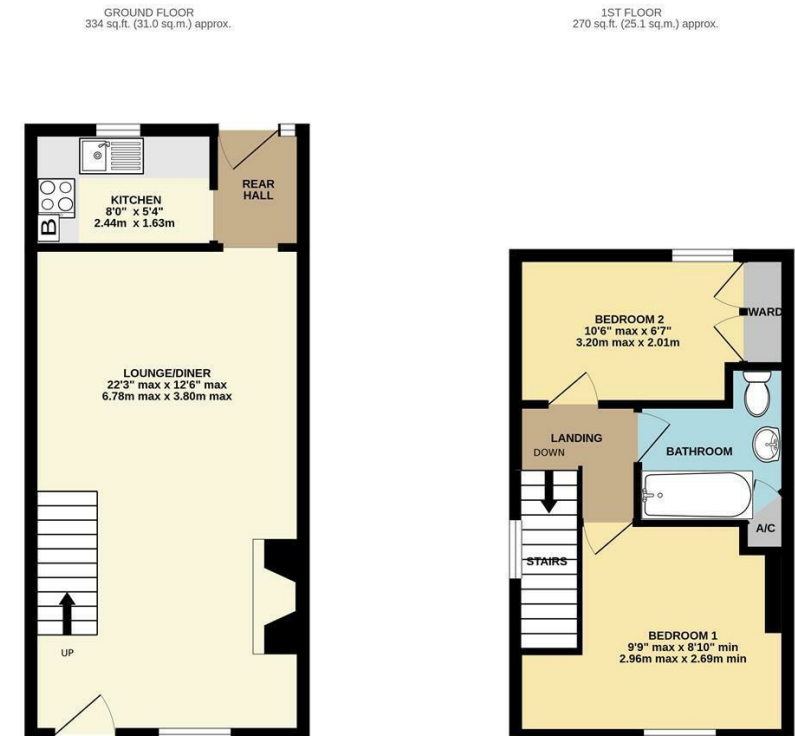
Leave our Dersingham office by turning right onto Hunstanton Road. Continue to the traffic lights and turn left into Station Road. Continue all the way down to the old railway station and the property will be found, nearly opposite on the right hand side.

COUNCIL TAX

Band A - £1489.13 2024/25 - Borough Council of King's Lynn & West Norfolk

ENERGY PERFORMANCE CERTIFICATE

BAND - TBA



TOTAL FLOOR AREA: 604 sq.ft. (56.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 here on have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Intoplan C2024

AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.