

DERINGHAM OFFICE

The property is situated in a semi rural location a short distance from Snettisham Beach. The village offers a range of facilities to include; primary school, pharmacy, hairdressers, doctors surgery, vets and public houses. There is a regular bus service along the North Norfolk Coast and local towns and villages. A perfect location for dog walking, access to Wild Ken Hill and local beaches.

****NO ONWARD CHAIN**** A substantial mature detached bungalow offering flexible accommodation including: Entrance Lobby, Entrance Hall, Living Room, Conservatory, Sitting Room, Kitchen/Breakfast, Utility, Dining Room, Study, Four Double Bedrooms (Master with Ensuite Bathroom and Dressing Room) and Shower Room. The property which benefits from UPVC double glazing (except one dining room window) and oil central heating has ample off-road parking along with good sized mature gardens to the front and rear. The property also offers a separate paddock of approximately quarter of an acre (subject to full measured survey).

22 Beach Road, King's Lynn, PE31 7RA

Price £575,000 Freehold



UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR TO:-

ENTRANCE LOBBY

6'6" max x 4'0" (1.98 max x 1.22)

Textured and coved ceiling, tiled floor, glazed door to:-

ENTRANCE HALL

Textured and coved ceiling, access with ladder to roof space, power points, telephone socket, double radiator, airing cupboard housing hot water cylinder, cupboard housing oil fired boiler supplying domestic hot water and radiators, cloaks cupboard. Doors to living room, shower room, bedrooms, two, three and four.

LIVING ROOM

21'10 x 13'7 min (6.65m x 4.14m min)

Textured and coved ceiling, power points, television points, single radiator, double radiator, feature brick wall with an open fireplace and tiled hearth which is double sided through to the sitting room. Door to master bedroom, opening through to sitting room, pair of UPVC double glazed sliding doors to:-

CONSERVATORY

15'10" x 10'7" (4.83 x 3.25m)

UPVC double glazing with a pitched polycarbonate roof, ceiling light/fan, tiled floor, power points, UPVC double glazed sliding door to bedroom four, UPVC double glazed double doors to rear.

SITTING ROOM

14'9" x 9'6" (4.50m x 2.90m)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to front, fitted shelving with cupboards under, feature fireplace and tiled hearth, again being double sided through to living room. Door to:-

KITCHEN/BREAKFAST ROOM

17'10" x 7'11" plus 9'6" x 8'4" (5.44m x 2.41m plus 2.90m x 2.54m)

An L-shaped room having a textured and coved ceiling, ceiling extractor, double radiator, UPVC double glazed windows at either end, vinyl floor covering, power points, television point, range of matching wall and base units with round edged work surfaces over, tiled splash backs, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, space for 900mm range, space for fridge freezer, doors to utility and dining room.

UTILITY

7'11" x 7'11" (2.41m x 2.41m)

Textured and coved ceiling, tiled floor, power points, plumbing provision for washing machine, stainless steel sink with single drainer and cupboards under, wall unit, outside tap to the side of the utility, UPVC double glazed window and UPVC double glazed door to side.

DINING ROOM

9'11" x 8'5" (3.02m x 2.57m)

Textured and coved ceiling, power points, telephone socket, double radiator, double glazed wood window to side, UPVC double glazed window to front, fitted shelving with cupboards under. Opening through to:-

STUDY

9'11" x 8'0" (3.02m x 2.44m)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to front, fitted office desk with storage and drawers under.

MASTER BEDROOM

13'11" x 12'2" (4.24m x 3.71m)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to side, UPVC double glazed sliding door to rear. Doors to en-suite and dressing room.

EN-SUITE BATHROOM

8'10" x 6'10" (2.69m x 2.08m)

Textured and coved ceiling, single radiator, UPVC double glazed window to side, shaver socket, full height ceramic wall tiling, suite comprising; panelled bath with mixer tap and shower attachment over, wash hand basin set on a vanity unit with cupboard under, low level WC, bidet.

DRESSING ROOM

8'7" x 5'0" (2.62m x 1.52m)

Textured and coved ceiling, power points, single radiator, dressing table with drawers and a large mirror over, full length built-in wardrobe with sliding doors.

BEDROOM TWO

13'10" x 9'10" (4.22m x 3.00m)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to front, built-in wardrobe.

BEDROOM THREE

12'2" x 8'11" (3.71m x 2.72m)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to rear, built-in wardrobe.

BEDROOM FOUR

14'2" x 11'0" (4.32m x 3.35m)

Textured and coved ceiling, power points, double radiator, UPVC double glazed window to rear, UPVC double glazed sliding door to conservatory.

SHOWER ROOM

8'2" max x 5'5" (2.49m max x 1.65m)

Textured and coved ceiling, UPVC double glazed windows to side, single radiator, full height ceramic wall tiling, light shaver socket, suite comprising; corner shower cubicle with fitted system mixer shower, wash hand basin set on a vanity unit with cupboard under, low level WC.

OUTSIDE

FRONT

The property is approached via a shared gravelled driveway that leads to the paddock at the side and turns into the front of the bungalow which is laid mainly to gravel supplying ample car standing with a border containing mature shrubs and plants. The property has a large front garden laid mainly to lawn with shaped borders containing mature shrubs and plants, along with inset mature trees.

REAR

Paved patio area off the rear and side of the conservatory which leads onto an enclosed garden laid mainly to lawn with shaped borders containing mature shrubs and plants, mature willow tree, gate to side.

GARDEN SHED

11'0" x 9'4" (3.35m x 2.84m)

Mostly timber construction with power and lighting.

WORKSHOP

22'1" x 7'6" (6.73m x 2.29m)

Brick construction with a tiled roof having power and lighting, window and personnel door to rear garden. This workshop also houses the oil storage tank.

PADDOCK

Approximately a quarter of an acre (subject to full measured survey) laid to grass and enclosed mainly by conifer hedging and is accessed from the driveway.

DIRECTIONS

Leave our Dersingham office by turning right onto Hunstanton Road and head out of the village on Lynn Road to the roundabout. Turn right on to the A149 heading towards Heacham and Hunstanton. Take the first turning left onto Beach Road and continue for approximately 1.25 miles. The entrance to the property will be found on the left shortly after the 30 mph sign.

SERVICES

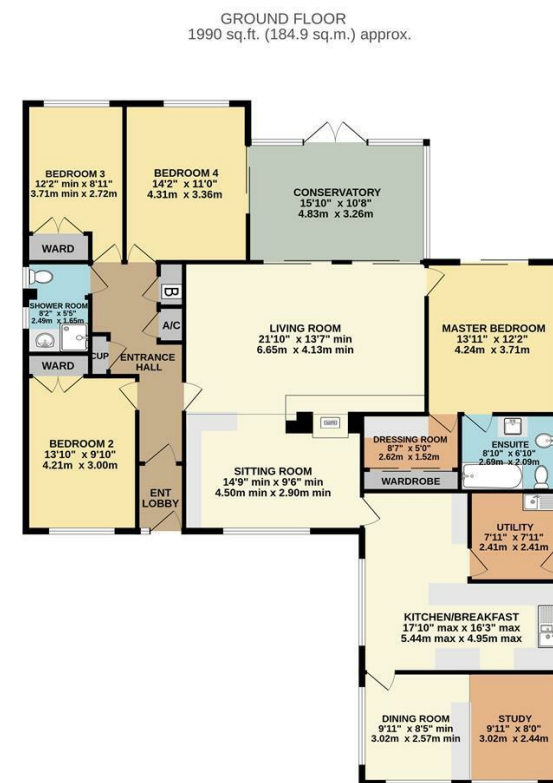
Mains electricity, mains water, drainage via septic tank, oil central heating.

COUNCIL TAX BAND

Band F - Borough Council of King's Lynn & West Norfolk

ENERGY PERFORMANCE CERTIFICATE

Band F



TOTAL FLOOR AREA: 1990 sq ft. (184.9 sq.m.) approx.
While 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-measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Hed and Henney (2024)

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.