

## DERINGHAM OFFICE

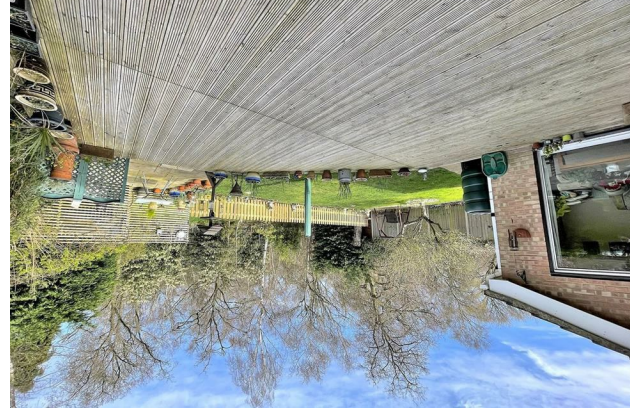
A mature detached chalet that has been extended to offer spacious accommodation including:- entrance hall, living room, dining room, kitchen, breakfast room, rear entrance hall, bedroom and wet room to the ground floor, along with landing, three double bedrooms and shower room to the first floor. The property which benefits from mostly UPVC double glazing and gas central heating has substantial gravelled off-road parking to the front with an adjoining single garage, along with a well maintained garden to the rear which backs onto woodland.

The property is situated within a popular location within the sought after village of Dersingham. The village offers a wide range of facilities to include: doctors surgery, 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 line rail link to Ely, Cambridge and London Kings Cross.

### 51 Valley Rise, Dersingham, King's Lynn, PE31 6PT



**Offers In Excess Of £425,000 Freehold**



## COMPOSITE FRONT ENTRANCE DOOR TO:-

### ENTRANCE HALL

Textured and coved ceiling. Power points. Single radiator. Stairs to first floor landing. Doors to:-

### LIVING ROOM

22'0" x 11'6" max (6.71 x 3.51 max)

Skimmed and coved ceiling. Power points. Two double radiators. UPVC double glazed window to front. Feature fireplace with hearth and inset wood burner. Arched opening through to:-

### DINING ROOM

13'5" x 10'7" (4.09 x 3.23)

Textured and coved ceiling. Power points. Two double radiators. Double glazed aluminium window to side. Double glazed sliding aluminium door to rear.

### BEDROOM 4/STUDY

8'5" x 7'10" (2.57 x 2.39)

Textured and coved ceiling. Vinyl floor covering. Power points. Telephone socket. Single radiator. UPVC double glazed window to front. Wall mounted "Daikin" air conditioning unit.

### WET ROOM

8'4" x 5'0" (2.54 x 1.52)

Skimmed ceiling with inset spotlights. Ceiling extractor. Shaver socket. Tiled floor with floor drain in the shower area, along with fitted system mixer shower over. Full height ceramic wall tiling. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. UPVC double glazed window to side.

### KITCHEN

15'2" max x 8'5" max (4.62 max x 2.57 max)

Textured and coved ceiling. Power points. Single radiator. Understairs cupboard. Pantry cupboard. Broom cupboard. UPVC double glazed window to side. Range of matching wall and base units with round edged work surfaces over. Tiled splash backs. Sink unit with single drainer and mixer tap over. Integrated washing machine. Built-in electric oven. Built-in ceramic hob with cooker hood set in a pull-out canopy over. Built-in fridge freezer. Opening through to:-

### BREAKFAST ROOM

11'9" x 5'11" (3.58 x 1.80)

Textured and coved ceiling. Vinyl floor covering. Double radiator. UPVC double glazed windows to the side and rear. Arched opening to:-

### REAR ENTRANCE HALL

5'10" x 3'6" (1.78 x 1.07)

Textured and coved ceiling. Vinyl floor covering. UPVC double glazed door to rear.

### FIRST FLOOR LANDING

Textured ceiling. Two accesses to roof space. Airing cupboard housing hot water cylinder. Doors to:-

### BEDROOM 1

15'8" max x 11'8" max (4.78 max x 3.56 max)

Textured ceiling. Power points. Single radiator. UPVC double glazed window to front.

### BEDROOM 2

15'8" max x 10'3" min opening to 11'7" max (4.78 max x 3.12 min opening to 3.53 max)

Textured ceiling. Power points. Single radiator. UPVC double glazed window to front. Wall mounted Mitsubishi air conditioning unit. Built-in wardrobe.

### BEDROOM 3

10'4" x 10'2" (3.15 x 3.10)

Textured ceiling. Power points. Single radiator. UPVC double glazed window to rear.

### SHOWER ROOM

6'5" min x 4'10" (1.96 min x 1.47)

Skimmed ceiling with inset spotlights. Ceiling/light extractor in the shower area. Vinyl floor covering. Single radiator. UPVC double glazed window to rear. Light shaver socket. Full height ceramic wall tiling. Suite comprising built-in shower cubicle with fitted system mixer shower and rain head over. Pedestal wash hand basin. Low level WC.

### OUTSIDE

### FRONT

Laid mainly to gravelled car standing for several cars, along with borders containing mature shrubs and plants. Gates at either side of the property giving pedestrian access to the rear.

### GARAGE

21'1" max x 8'7" max (6.43 max x 2.62 max)

Double doors. Power and lighting. Window to side. Personal door to rear.

### REAR

Large timber decking patio area off the rear of the breakfast room with a further paved patio area beyond. The garden is laid mainly to lawn and enclosed mainly by fencing at the sides and backs onto woodland. Mature apple tree. Gravelled courtyard area at the left side of the property with a timber garden shed. To the right side of the property is a useful garden utility area with outside tap, log and bin storage. Garden power sockets. External lighting.

### SERVICES

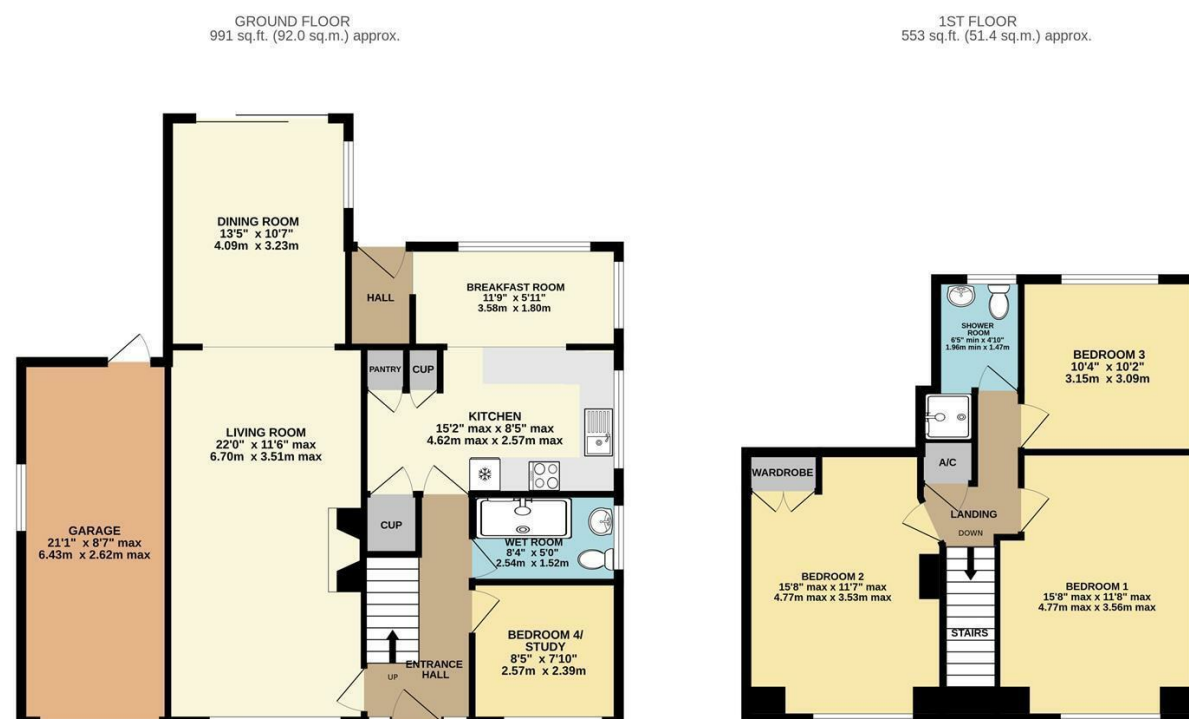
Mains supply services of water, electricity, gas and drainage are understood to be installed. Purchasers should make their own enquiries of the relevant authorities.

### COUNCIL TAX

Council tax band - E £2601.07 payable 2023/24. Further information can be obtained from the Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn.

### ENERGY PERFORMANCE CERTIFICATE

EPC - D



TOTAL FLOOR AREA : 1544 sq.ft. (143.4 sq.m.) approx.  
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.  
Made with Metroplan v2024.

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