

DERINGHAM OFFICE

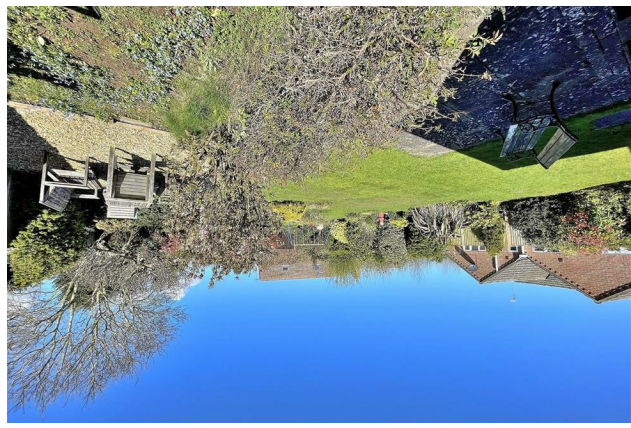
The property is situated in a popular location within the sought after village of Dersingham. The village offers a wide range of facilities to include: doctor's surgery, vets, library, chemist, schools, supermarket, opticians and public houses. A wider range of shopping and leisure facilities can be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

We recommend viewing this well presented mature detached bungalow offering accommodation including:- entrance porch, entrance hall, two double bedrooms, bathroom, living room, kitchen, dining room and utility room. The property which benefits from UPVC double glazing and gas central heating has mature gardens to the front and rear, along with off road parking and an adjoining single garage.

15 Centre Vale, Dersingham, King's Lynn, PE31 6JR



Price £325,000 Freehold



COMPOSITE FRONT ENTRANCE DOOR TO:-

ENTRANCE PORCH

4'1" x 3'11" (1.24 x 1.19)

Skimmed ceiling. Tiled floor. UPVC double glazed window to front. Glazed panelled door to:-

ENTRANCE HALL

Skimmed ceiling. Access to roof space. Laminate flooring. Power points. Single radiator. Linen cupboard. Doors to:-

BEDROOM 1

11'11" x 10'5" (3.63 x 3.18)

Skimmed ceiling. Power points. Double radiator. UPVC double glazed window to front.

BEDROOM 2

11'11" x 10'2" (3.63 x 3.10)

Skimmed ceiling. Power points. Double radiator. UPVC double glazed window to rear.

BATHROOM

9'9" x 7'0" min opening to 9'11" max (2.97 x 2.13 min opening to 3.02 max)

Skimmed ceiling with inset spotlights. Ceiling extractor. Vinyl floor covering. Shaver socket. Double radiator. UPVC double glazed window to rear. Part ceramic wall tiling. Suite comprising panelled bath. Corner shower cubicle with full height ceramic wall tiling and fitted electric shower. Pedestal wash hand basin. Low level WC.

LIVING ROOM

15'5" x 10'7" max (4.70 x 3.23 max)

Skimmed ceiling. Laminate flooring. Power points. Television point. Double radiator. UPVC double glazed window to front. Feature fireplace and hearth with inset Living Flame gas fire. Glazed panelled door to:-

KITCHEN

10'1" x 9'6" (3.07 x 2.90)

Skimmed ceiling with inset spotlights. Laminate flooring. Power points. Double radiator. Plumbing provision for dishwasher. Range of matching wall and base units with round edged work surfaces over. Tiled splash backs. Stainless steel sink with single drainer and mixer tap over. Space for cooker with cooker hood set in a pull-out canopy over. Door to utility. Opening through to:-

DINING ROOM

10'3" x 10'1" (3.12 x 3.07)

Skimmed ceiling with inset spotlights. Laminate flooring. Power points. Double radiator. UPVC double glazed window to side. UPVC double glazed double doors to rear.

UTILITY

10'5" x 6'8" (3.18 x 2.03)

Skimmed ceiling. Power points. Plumbing provision for washing machine. Double radiator. UPVC double glazed window to rear. Wall mounted gas fired boiler supplying domestic hot water and radiators. Personnel door to garage.

OUTSIDE

FRONT

The property has a hedged frontage with a paved and gravelled driveway supplying car standing and giving access to the garage. The garden is laid mainly to lawn, along with mature inset shrubs. Gate at the left side of the bungalow giving pedestrian access to the rear.

GARAGE

14'3" max x 11'2" max (4.34 max x 3.40 max)

Up and over door. Power and lighting. Personnel door to front. Personnel door to utility room.

REAR

Paved patio area off the rear of the dining room and a covered seating area adjoining the rear of bedroom 2 and the bathroom. There is a good sized garden laid mainly to lawn and enclosed mainly by fencing with borders containing mature shrubs and plants along with further inset shrubs. Gravelled area at the side of the garden. Timber garden shed. Outside tap.

AGENT'S NOTE

Agent's Note - The bungalow was originally built of a prefabricated construction with a brick skin over a timber frame. At some stage the property has been altered and upgraded - if potential buyers require more details, they are welcome to instruct a building survey prior to purchasing the property. The Dining Room extension is of traditional construction.

DIRECTIONS

Leave our Dersingham office by turning right onto Hunstanton Road and then turn left into Post Office Road. Take the next turning right into Centre Vale and take the first left into Centre Crescent. Continue round the right hand bend and turn left onto the unmade road and the property will be found just a short distance further along on the left hand side.

SERVICES

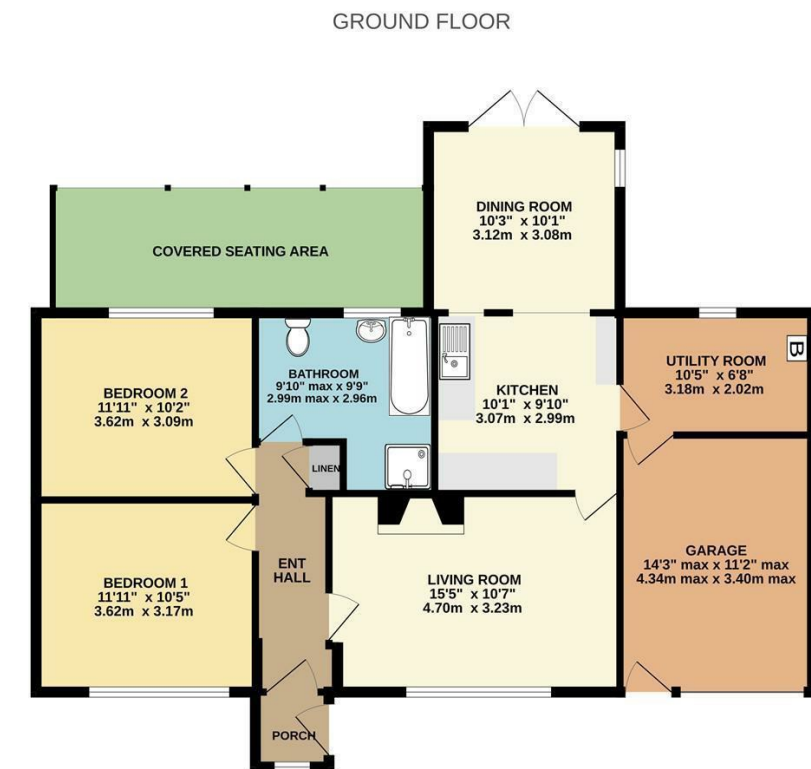
Main supply services of water, gas, electricity and drainage are understood to be installed.

COUNCIL TAX

Council Tax Band - B. £1655.23 payable 2023/24. Further information may be obtained from the Borough Council of Kings Lynn and West Norfolk, Kings Court, Chapel Street, Kings Lynn.

ENERGY PERFORMANCE CERTIFICATE

EPC D



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, costs 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 Metaphor ©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.