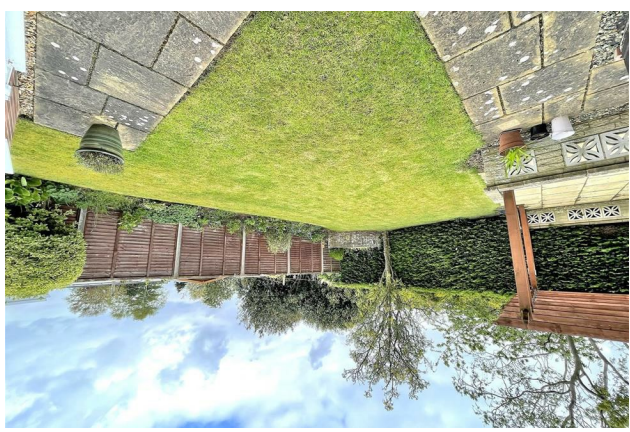
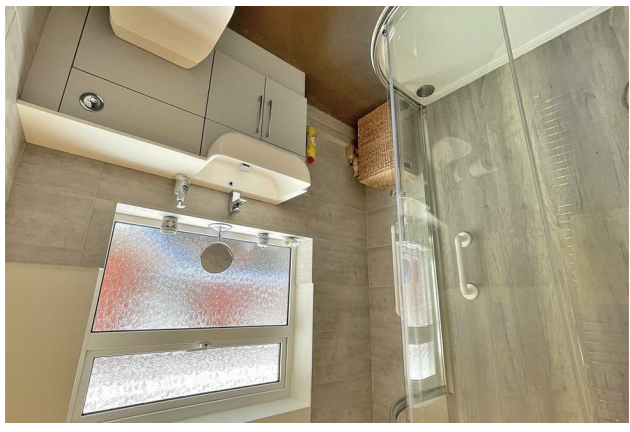


DERSINGHAM OFFICE

****NO ONWARD CHAIN**** A mature semi-detached bungalow offering accommodation including: Entrance Hall, Lounge/Dining Room, Two Double Bedrooms, Conservatory and Shower Room. The property which benefits from UPVC double glazing and gas central heating has well maintained gardens to the front and rear with ample off-road parking and a large carport.

The property is situated in a popular location, made up of similar properties, 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 line rail link to Ely, Cambridge and King's Cross. The royal estate of Sandringham is also within close proximity.



Price £250,000 Freehold

50 West Hall Road, Dersingham, King's Lynn, PE31 6JF

UPVC ENTRANCE DOOR AT SIDE TO:-

ENTRANCE HALL.

Textured and coved ceiling, access with ladder to loft space, power points, single radiator, airing cupboard housing gas fired boiler supplying domestic hot water and radiators. Doors to bedrooms, shower room, kitchen and lounge/diner.

KITCHEN

9'6" x 8'1" min (2.90m x 2.46m min)

Textured and coved ceiling, power points, UPVC double glazed window to front, single radiator, plumbing provision for washing machine. 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, built-in electric oven, built-in gas hob with cooker hood over. Space for fridge/freezer.

LOUNGE/DINING ROOM

17'10" x 10'10" max (5.44m x 3.30m max)

Textured and coved ceiling, power points, telephone socket, television point, double radiator UPVC double glazed window to front. Feature fireplace with inset living flame gas fire.

BEDROOM ONE

12'11" max x 10'11" max (3.94m max x 3.33m max)

(max room measurements excluding fitted bedroom furniture). Textured and coved ceiling, power points, single radiator, UPVC double glazed window to rear. Range of fitted bedroom furniture including wardrobes, drawers and overhead cupboards.

BEDROOM TWO

9'6" x 9'2" (2.90m x 2.79m)

Textured and coved ceiling, power points, double radiator, television point, UPVC double glazed double doors to :-

CONSERVATORY

8'10 x 8'3" (2.69m x 2.51m)

UPVC double glazing over a brick base. Pitched double glazed glass roof. Vinyl floor covering, power points, electric wall heater, UPVC double glazed double doors to rear.

SHOWER ROOM

6'10" x 5'8" (2.08m x 1.73m)

Textured and coved ceiling, Vinyl floor covering, UPVC double glazed window to side, part ceramic wall tiling, chrome heated towel rail. Suite comprising; corner quadrant shower cubicle with full height composite back splash and fitted system mixer shower. Vanity combi unit with integral wash hand basin and low level WC with concealed cistern.

LOFT SPACE

16'8" max x 10'0" min (5.08m max x 3.05m min)

Boarded and carpeted with lighting and pine panelling to the ceiling and the walls. Single radiator.

OUTSIDE

FRONT

A well maintained garden laid mainly to lawn with shaped borders containing mature shrubs and plants. Gravel driveway supplying car standing and giving access to the car port at the side.

CAR PORT

Brick weave base. Outside tap and gate giving pedestrian access to the rear.

REAR

A well-maintained enclosed garden laid mainly to lawn with borders containing mature shrubs and plants. Low walled paved patio area with a timber pergola over.

GARDEN SHED

20'0" max x 7'1" max (6.10m max x 2.16m max)

Power and lighting. Cupboards and work surface, window and personnel door to rear garden.

DIRECTIONS

Leave our Dersingham office by turning right onto Hunstanton Road and then turn left into Post Office Road. Take the first turning right into Centre Vale and then take the second right into West Hall Road. Continue round the bend at the bottom, straight ahead over the junction and the property will be found on the right hand side.

SERVICES

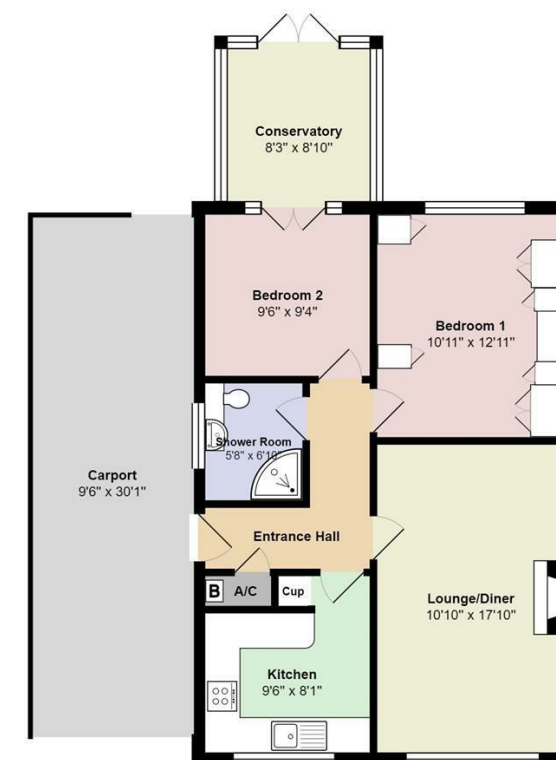
Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BAND

Band - B

ENERGY RATING

EPC - C



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.