

DERSINGHAM OFFICE

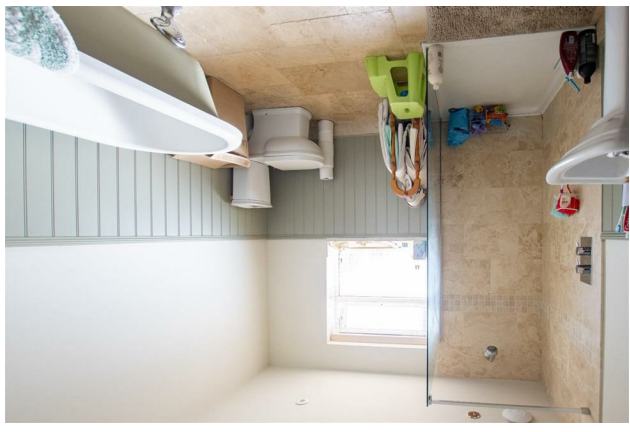
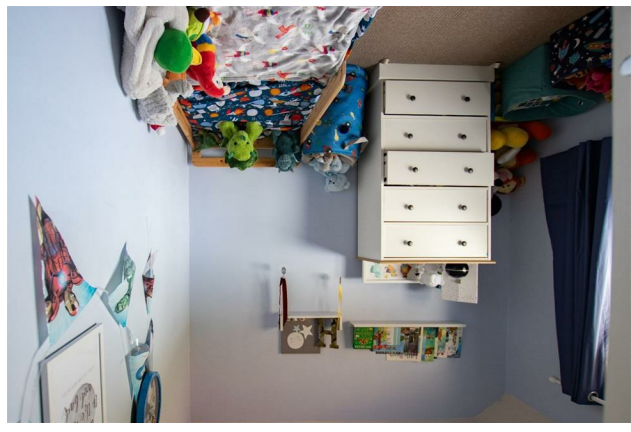
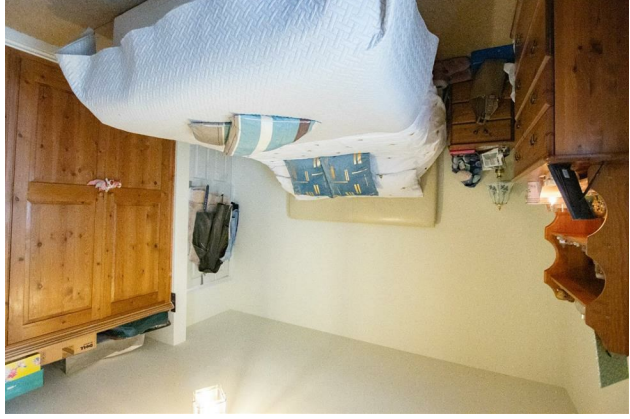
The property is located within the village of Sedgeford, a pretty and popular village, just a short drive from the nearby seaside town of Hunstanton and the well-served coastal village of Heacham. Within a few minutes walking distance from the property is the King William IV Pub and Restaurant, as well as miles of bridleways and countryside walks. The village is well located for walking, cycling, golfing and sailing which can be enjoyed in the area and along the coast.

A beautifully presented semi-detached house offering accommodation including: Entrance ground floor, along with Landing Three Bedrooms and Bathroom to the first floor. The property has been extended in recent years with a fantastic addition to the rear which creates a stunning 22ft lounge and luxurious family bathroom.

4 Jarvie Close, Sedgeford, Hunstanton, Norfolk, PE36 5NG



Guide Price £325,000 Freehold



ACCOMMODATION

Visitors are welcomed through the porch into the entrance hall, from where the stairs rise to the first floor. From the hall, doors lead into the pleasantly proportioned downstairs room which is currently used as a bedroom but could be a further reception room and the dining room which in turn leads through to the kitchen and the lounge at the rear which is equipped with underfloor heating and is undoubtedly the most striking feature of the property alongside the generous plot.

The kitchen comprises a range of wall and base units in sage, under fitted surfaces. The kitchen has recesses for free standing appliances. There is space for a cooker and dishwasher. The kitchen is open to hall which has a side external door and further doors to the utility room and downstairs bathroom which benefits from underfloor heating and comprises shower, roll top bath, w/c, heated towel rail and basin. The utility has space for a free-standing fridge freezer and space for a washing machine. The downstairs bathroom comprises a roll top bath, shower, w/c and basin.

Upstairs there are three stylishly presented bedrooms arranged around the bright landing area. Two of the bedrooms are generously sized double rooms, with the third bedroom being a comfortable single room. All of the bedrooms are served by a neatly appointed family bathroom, with a shower over the bath, w/c, basin and heated towel rail

OUTSIDE

The front of the house is laid to shingle to provide off-road parking space for several vehicles alongside a path which leads to the side door and outbuildings. Gated access at the side of the house leads to the rear garden, which is partially laid to lawn and enclosed by timber fences with planted borders. Alongside the lawn is a patio area which makes the perfect entertaining space.

LOCATION

Sedgeford is a pretty and popular village, just a short drive from the nearby seaside town of Hunstanton and the well-served coastal village of Heacham. Within a few minutes walking distance from the property is the King William IV Pub and Restaurant, as well as miles of bridleways and countryside walks. Other nearby attractions include the Norfolk Lavender, which is just over 2 miles away and offers an array of shops, including Walsingham Farm Shop. The village is well located for walking, cycling, golfing and sailing which can be enjoyed in the area and along the coast.

SERVICES

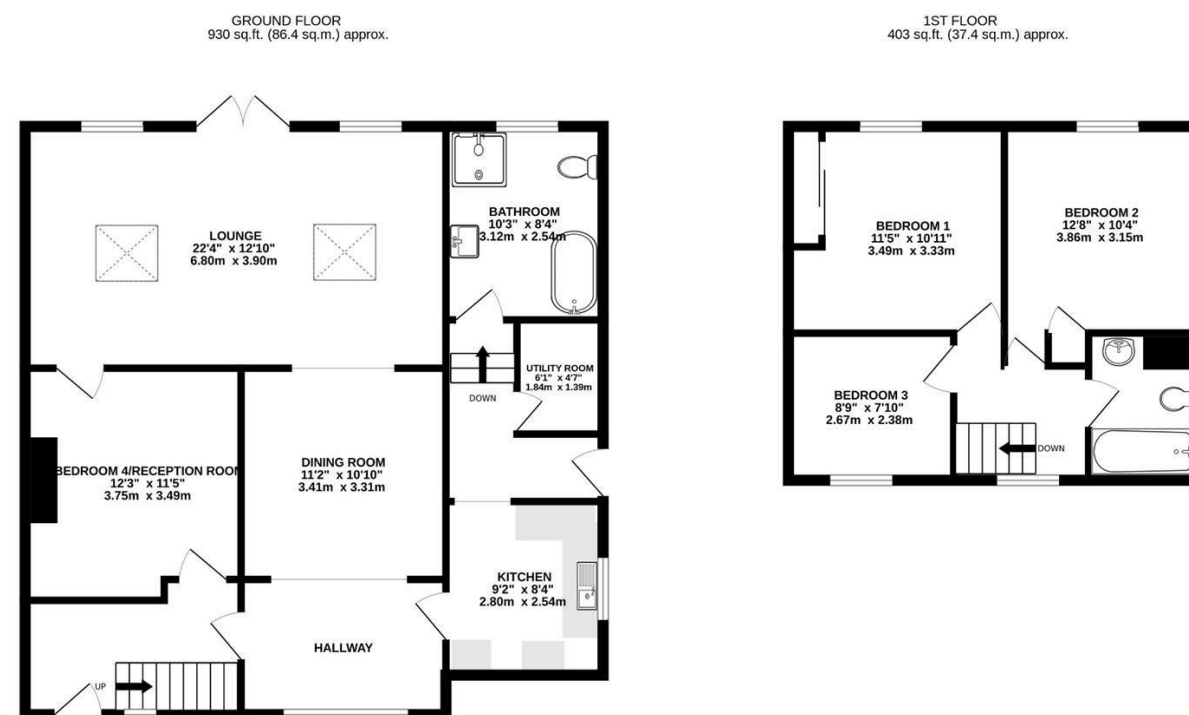
The property is connected to mains drainage, electricity and water supply. Oil-fired central heating to radiators. UPVC double glazing installed throughout.

COUNCIL TAX

BAND B - Borough Council of King's Lynn & West Norfolk

ENERGY PERFORMANCE CERTIFICATE

RATING: D



TOTAL FLOOR AREA: 1333 sq.ft. (123.8 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.
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