

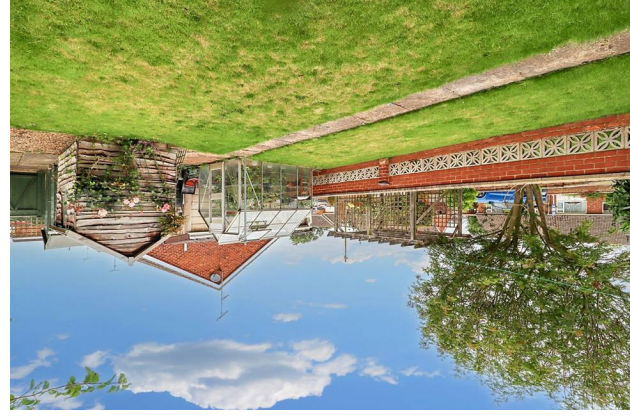
**DERINGHAM OFFICE**

Geoffrey Collings & Co are pleased to offer this neatly presented two-bedroom semi-detached bungalow, occupying a generous plot with a garage, off-street parking and well-maintained gardens surrounding the property with multiple sheds and a greenhouse. The bungalow itself is well-proportioned and has an additional entrance porch that doubles up as a utility space. The property is situated in a peaceful cul-de-sac position in the popular village of Dersingham which offers a wide range of amenities and neighbours the Royal Sandringham Estate. We would like to make interested parties aware that the bungalow is available with no onward chain.

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



**Price £265,000 Freehold**





## ACCOMMODATION

Visitors are welcomed into the entrance porch which doubles up as a useful utility space with two doors, one leading to the garden and the other to the hallway. The hallway provides access to all the accommodation on offer and comes with an airing cupboard and a separate storage cupboard. The kitchen is dual aspect which fills the room with natural light and is fitted with matching wall and base units, a 1.5 bowl sink with drainer, plumbing for a dishwasher and space for a fridge and electric cooker. The living room is a great space that has a large window to the front, a brick fireplace with flame effect electric fire and space for a small table and chairs. The two bedrooms are found at the rear of the property offering views over the garden and the largest providing integrated wardrobe space. Both bedrooms are served by the well-appointed bathroom comprising of a shower, wash basin and WC.

## OUTSIDE

The bungalow can be approached via a driveway leading to the garage, which is equipped with power and lighting. The rear garden is mostly laid to lawn and bordered by a fence on one side and a wall on the other. There's also an enclosed patio on the side of the property, perfect for hosting BBQs in the summer. Additionally, there are two more garden areas, one with a lawn and two sheds (one with power), and another area at the front of the property with a lawn, mature trees, and a patio area with a pergola.

## LOCATION

Dersingham is a pretty and well-served village, approximately equidistant between the nearby town of Kings Lynn and the popular seaside resort of Hunstanton. The village offers a range of amenities, including a primary school, doctor's surgery, two pubs, a garden centre, two large convenience shops, fast food takeaways and a range of other shops. Nearby attractions include the Sandringham Estate and the ever-popular North Norfolk coastline, with stunning beaches at Old Hunstanton and Brancaster only a short drive away.

## SERVICES

The property is connected to mains drainage, electricity and water supply. The property is heated mostly via electric storage heaters.

## TENURE

Freehold

## COUNCIL TAX

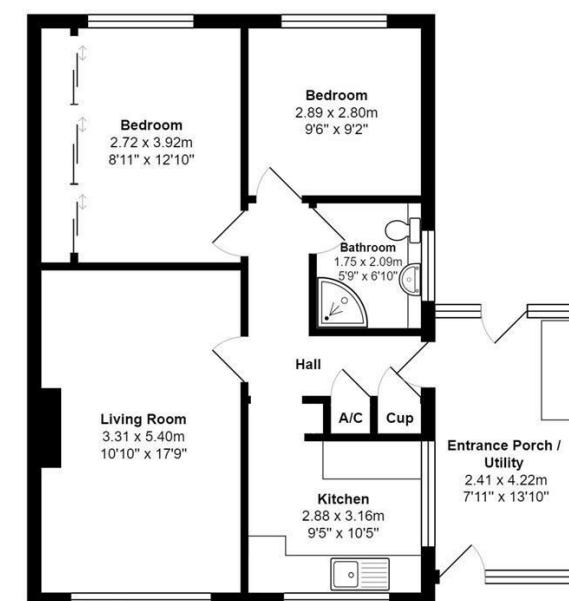
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## ENERGY PERFORMANCE RATING

TBC

1. Purchasers will be asked to produce ID to satisfy money laundering regulations and we would ask for your co-operation in providing the relevant documentation.
2. While we endeavour to make our sales details fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to make further investigations.
3. The measurements indicated are supplied for guidance only.
4. Please note we have not tested the services or any of the equipment or appliances in this property. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. GEOFFREY COLLINGS & CO NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



Total Area: 71.4 m<sup>2</sup> ... 769 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

**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.