

# LANDLES

## COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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**\*\*NO ONWARD CHAIN\*\*** A spacious mature detached bungalow which offers accommodation including; Entrance Hall, Kitchen/Breakfast, Lounge/Dining Room, Conservatory, Three Double Bedrooms and Bathroom. The property which requires a schedule of updating benefits from UPVC double glazing and gas central heating along with, off road parking, a detached single garage, front garden and a small low maintenance garden to the rear.

The property is situated in a popular non-estate position close to the centre of 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. There are plenty of countryside walks with the royal estate of Sandringham approximately 1.5 miles away. The popular coastal town of Hunstanton is a short drive away (7 miles) and a wider range of shopping and leisure facilities can be found in King's Lynn (10 miles) which also benefits from a main line rail link to Ely, Cambridge and King's Cross.

**Glebe Road, Dersingham, Norfolk, PE31 7ER**

**Price - £275,000 Freehold**

## **UPVC FRONT ENTRANCE DOOR TO:-**

### **ENTRANCE HALL**

Textured and coved ceiling, access to roof space, power point, single radiator, airing cupboard housing hot water cylinder, built-in storage cupboard. Doors to:- Bedrooms, Bathroom, Lounge/Dining Room and Kitchen/Breakfast

### **KITCHEN/BREAKFAST**

**14' 8" x 9' 11" (4.47m x 3.02m)**

Textured and coved ceiling, vinyl floor covering, power points, double radiator, plumbing provision for washing machine, UPVC double glazed window to front, range of matching wall and base units with round edged work surfaces over, tiled splash backs, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, space for cooker with cooker hood over, space for fridge freezer, UPVC double glazed door to side. Door to:-

### **LOUNGE/DINING ROOM**

**20' 7" max x 18' 0" max (6.27m max x 5.49m max)**

Textured and coved ceiling, power points, television point, single radiator, two double radiators, UPVC double glazed window to side, feature fireplace set in a brick surround and side plinth with inset living flame gas fire having a back boiler supplying domestic hot water and radiators. Door to Entrance Hall, white aluminium double glazed sliding doors to:-

### **CONSERVATORY**

**15' 5" x 8' 2" (4.7m x 2.49m)**

UPVC double glazing over a brick base, double glazed glass roof, power points, vinyl floor covering, UPVC double glazed door to rear.

### **BEDROOM 1**

**14' 5" x 9' 11" (4.39m x 3.02m)**

Textured and coved ceiling, power points, double radiator, UPVC double glazed window to rear.

### **BEDROOM 2**

**9' 11" x 9' 5" (3.02m x 2.87m)**

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to front.

### **BEDROOM 3**

**11' 5" x 7' 11" (3.48m x 2.41m)**

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to rear.

### **BATHROOM**

**7' 6" x 6' 3" (2.29m x 1.91m)**

Textured and coved ceiling, vinyl floor covering, single radiator, UPVC double glazed window to front, part ceramic wall tiling, suite comprising corner bath with full height tiled surround and electric shower over, pedestal wash hand basin, low level WC.

## **OUTSIDE**

### **FRONT**

The property has a low walled frontage with a gravel driveway at the side supplying car standing and leading to the garage at the rear along with a gate giving pedestrian access to the rear garden. The front garden is laid mainly to gravel with a variety of inset shrubs and plants, paved path to the front entrance door.

## REAR

A small, low maintenance, enclosed garden laid mainly to gravel with borders containing mature shrubs and plants.

## GARAGE

**20' 6" x 10' 0 max" (6.25m x 3.05m)**

A larger than average single garage with power roller door, power and lighting, UPVC double glazed window and UPVC double glazed personnel door to garden. Adjoining lean-to potting shed (approx. 21ft x 5ft). We understand from our vendor that the garage roof was replaced in March 2024.

## DIRECTIONS

From the traffic lights at the centre of Dersingham, proceed along Hunstanton Road and then take the next left into Glebe Road. Continue along and turn right again into Glebe Road where the property will be found further along on the right hand side.

## SERVICES

Mains Electricity. Mains Gas. Mains Water. Mains Drainage. These services and related appliances have not been tested.

## COUNCIL TAX

Band D - £2,233.70 for 2024/25. Borough Council of King's Lynn & West Norfolk

## ENERGY PERFORMANCE CERTIFICATE

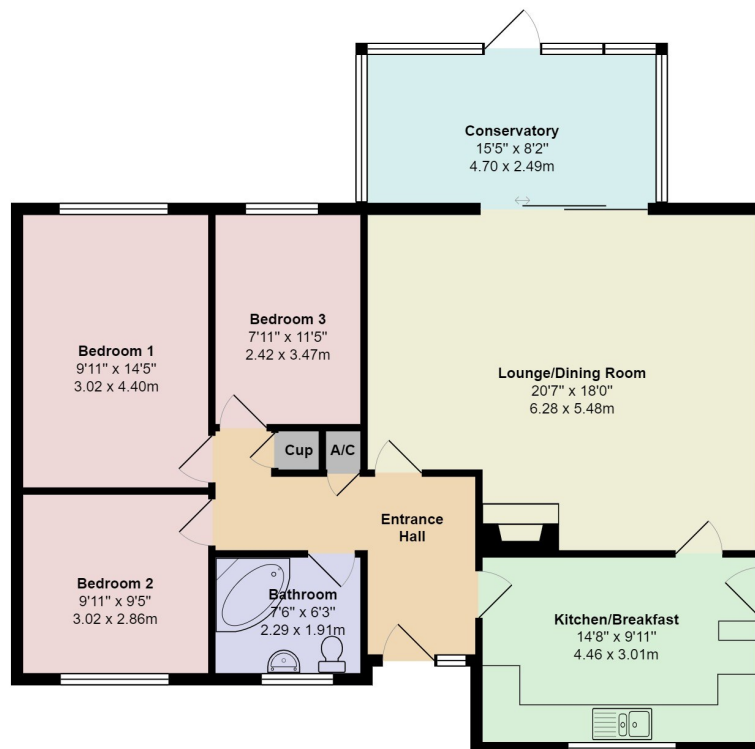
EPC Band D - A full copy is available on-line at:- <https://www.gov.uk/find-energy-certificate> - or from our offices.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		









## Glebe Road, Dersingham, King's Lynn, Norfolk, PE31 6QA

Illustration for identification purposes only. Measurements are approximate. Not to scale

**Tenure:** Freehold. Vacant possession upon completion.

**Viewing:** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations:** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**Offer Referencing:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Referral Fees:** In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT:** ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

# LANDLES

Since 1856

## SELLING & LETTING

**Town Country Coastal**

property in King's Lynn and the coastal & rural villages of North & West Norfolk

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