

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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****NO ONWARD CHAIN**** A mature detached bungalow that has been extended, to provide spacious accommodation including: Entrance Hall, Living Room, Dining Room, Kitchen, Garden Room, Rear Porch/Utility, Three Bedrooms and Shower Room. The property which requires some updating, benefits from gas central heating and mostly UPVC double glazing along with gardens to the front and sides, off-road parking and an adjoining single garage.

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. 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.

Centre Crescent, Dersingham, Norfolk, PE31 6JS

Price - £300,000 Freehold

UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR TO:-

PORCH

With UPVC double glazed windows to front, power point. Double glazed aluminium door to:-

ENTRANCE HALL

Textured & coved ceiling, access to roof space, power points, telephone socket, single radiator, airing cupboard with radiator and shelving. Doors to Living Room, Dining Room, Bedrooms and Shower Room.

LIVING ROOM

13' 11" max x 12' 3" max (4.24m max x 3.73m max)

Textured & coved ceiling, power points, television point, two single radiators, UPVC double glazed windows to front, open fireplace set in a tiled surround and hearth.

DINING ROOM

18' 7" max x 8' 11" min opening to 12' 2" max (5.66m max x 2.72m min opening to 3.71m max)

Textured & coved ceiling, power points, telephone socket, single radiator, cupboard housing gas fired boiler supplying domestic hot water and radiators, UPVC double glazed windows to side, open fireplace set in a tiled surround and hearth. Door to:-

KITCHEN

12' 1" x 11' 10" (3.68m x 3.61)

Textured & coved ceiling, power points, single radiator, UPVC double glazed window to rear, plumbing provision, for washing machine. Range of matching wall and base units with round-edged work-surfaces over, tiled splash-backs, stainless steel sink unit with single drainer and mixer tap over, built-in electric double oven, built-in ceramic hob with a cooker hood set in a pull-out canopy over. Double glazed white aluminium door to:-

GARDEN ROOM

15' 10" x 9' 9" (4.83m x 2.97m)

Textured & coved ceiling, power points, double radiator, UPVC double glazed windows to rear, personnel door to garage, double glazed white aluminium door to rear. Door to:-

REAR PORCH/UTILITY

9' 4" x 4' 3" (2.84m x 1.30m)

Power points, UPVC double glazed window to rear, round-edged work surface with cupboards under. UPVC double glazed door to side courtyard.

BEDROOM 1

12' 6" max x 12' 1" max (3.81m max x 3.68m max)

(max room measurements excluding fitted wardrobe) - Textured & coved ceiling, power points, single radiator, UPVC double glazed windows to front, fitted wardrobe with sliding doors.

BEDROOM 2

12' 1" max x 11' 3" max (3.68m max x 3.43m max)

(max room measurements excluding fitted wardrobes) - Textured & coved ceiling, power point, single radiator, UPVC double glazed window to side, fitted wardrobes.

BEDROOM 3

8' 8" x 8' 5" (2.64m x 2.57m)

Textured & coved ceiling, power point, double glazed aluminium window to rear.

SHOWER ROOM

6' 10" x 5' 5" (2.08m x 1.65m)

Textured & coved ceiling, ceiling light/extractor over shower, double glazed aluminium window to rear. Suite comprising; corner quadrant shower cubicle with full-height composite back-splash and fitted system mixer shower, wash basin set on a vanity unit with cupboard under. low level WC with concealed cistern.

OUTSIDE

FRONT

The property has a walled frontage with gates giving vehicular access to the brick-weave driveway and garage. The garden is laid mainly to lawn with borders containing mature shrubs and plants. Brick-weave driveway across the front of the bungalow to gates at either side giving pedestrian access to the rear.

GARAGE

17' 0" x 9' 1" max (5.18m x 2.77m max)

(max measurements excluding fitted cupboards) - Up and over door, power and lighting, window to rear, fitted cupboards, personnel door to Garden Room.

REAR

Enclosed brick-weave courtyard areas to both sides with shrubs and plants. The left side has a timber garden shed and a composite garden shed. Wide brick-weave path across the rear of the bungalow that links the two sides. Outside tap.

DIRECTIONS

From Dersingham War Memorial at the traffic lights, head South along Lynn Road and take the first left into Post Office Road. Take the next right into Centre Vale and then the first left into Centre Crescent. The property will be found further along on the right hand side.

SERVICES

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

COUNCIL TAX

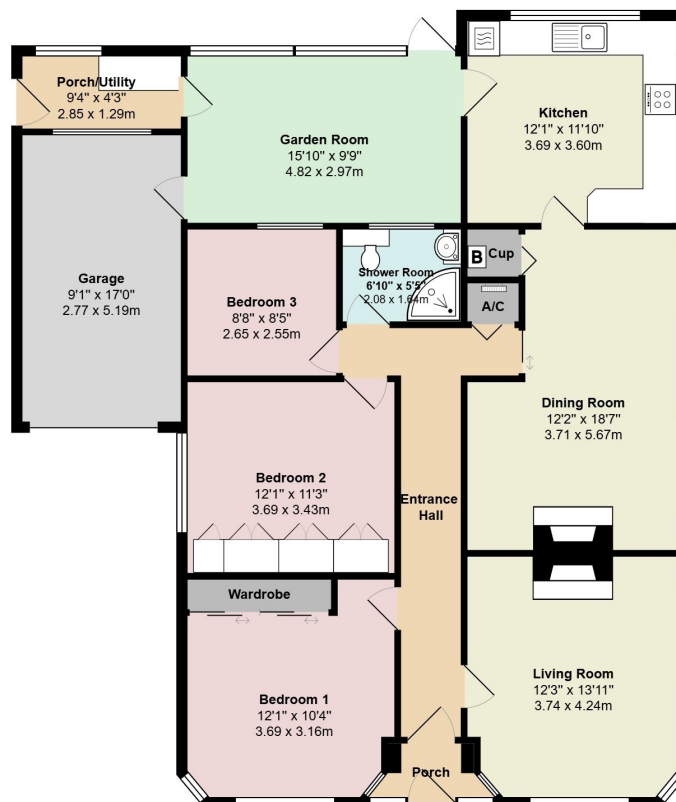
BAND D - £2,333.39 (2025/26). Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE CERTIFICATE

EPC - RATING D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





Centre Crescent, Dersingham, King's Lynn, Norfolk, PE31 6JS

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.

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LANDLES

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SELLING & LETTING

Town Country Coastal

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

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