

# LANDLES

## COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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**\*\*NO ONWARD CHAIN\*\*** A mature detached chalet style house offering spacious accommodation including; Large Entrance Porch, Reception Hall, Kitchen, Dining Room, Living Room and Bathroom to the ground floor, along with Galleried Landing, Three Double Bedrooms and WC to the first floor. The property which benefits from UPVC double glazing and gas central heating, has mature gardens to the front and rear, along with ample off-road parking and a single garage.

The property is situated in a popular location within the sought-after village of Dersingham. The well-served village offers a wide range of facilities including; doctor's, library, chemist, shops, schools, supermarket 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 has a direct rail link to London Kings Cross.

**7 Silver Drive, Dersingham, Norfolk, PE31 6YB**

**Price - £375,000 Freehold**

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

### **ENTRANCE PORCH**

**7' 10" x 6' 11" (2.39m x 2.11m)**

Pine clad ceiling, tiled floor, power points, UPVC double glazed window to front. Glazed panelled door to:-

### **RECEPTION HALL**

**11' 2" max x 8' 4" max (3.4m max x 2.54m max)**

Textured and coved ceiling, power points, telephone socket, single radiator, stairs to first floor galleried landing. Doors to kitchen/breakfast, living room, dining room and bathroom.

### **KITCHEN/BREAKFAST**

**16' 0" x 9' 8" (4.88m x 2.95m)**

Textured and coved ceiling with inset spotlights, vinyl floor covering, power points, telephone socket, single radiator, UPVC double glazed window to rear, plumbing for washing machine. Range of matching wall and base units with round edged work surfaces over, tiled splash-backs, tall-boy unit, wall unit housing gas fired boiler supplying domestic hot water and radiators, space for cooker, space for under counter fridge. UPVC double glazed door to rear.

### **DINING ROOM**

**14' 8" max x 14' 3" narrowing to 9' 8" (4.47m max x 4.34m narrowing to 2.95m)**

Textured and coved ceiling, power points, double radiator, UPVC double glazed bow window to front, dado rail.

### **LIVING ROOM**

**23' 1" max x 11' 3" max (7.04m max x 3.43m max)**

Textured and coved ceiling, power points, television point, telephone socket, double radiator, UPVC double glazed window to front, feature fireplace in a brick and tiled surround and hearth with inset living flame gas fire, feature brick arch to a snug area with UPVC double glazed sliding door to rear.

### **BATHROOM**

**11' 5" x 8' 4" (3.48m x 2.54m)**

Textured and coved ceiling, vinyl floor covering, shaver socket, double radiator, UPVC double glazed window to rear. Suit comprising; panelled bath with tiled splash-back and mixer tap over, 1195mm wide shower cubicle with full height composite panelling and fitted electric shower, pedestal wash hand basin with tiled splash-back, low level WC with tiled splash-back.

### **FIRST FLOOR GALLERIED LANDING**

Textured and coved, access to roof space, double glazed skylight, power points, walk-in airing cupboard housing hot water cylinder. Doors to:-

### **BEDROOM ONE**

**13' 11" min x 9' 3" min (4.24m min x 2.82m min)**

Textured ceiling, power points, single radiator, UPVC double glazed windows to the front and side, built-in wardrobes.

### **BEDROOM TWO**

**15' 10" max x 8' 9" max (4.83m max x 2.67m max)**

Mostly textured ceiling, power points, double radiator, UPVC double glazed window to rear, built-in wardrobe.

**BEDROOM THREE****13' 9" max x 7' 6" max (4.19m max x 2.29m max)**

(max room measurements excluding sloping ceilings). Mostly textured ceiling, power point, double radiator, UPVC double glazed window to front.

**WC****8' 2" x 3' 8" max (2.49m x 1.12m max)**

Jack and Jill doors from landing, skimmed ceiling with double glazed skylight, vinyl floor covering, part ceramic wall tiling, vanity unit with inset wash hand basin and cupboards under, low level WC, bidet.

**OUTSIDE****FRONT**

The property has a low walled frontage with a gravelled driveway supplying car-standing and giving access to the garage at the rear, along with a gate giving pedestrian access to the rear garden. Paved area to the front entrance porch. The garden is laid mainly to gravel with inset shrubs, plants and lavender.

**GARAGE****18' 0" x 10' 4" max (5.49m x 3.15m max)**

Up and over power door, power and lighting, UPVC personnel door to side, UPVC double glazed window to rear.

**REAR**

Garden laid mainly to lawn and enclosed mainly by fencing. Raised paved patio to the rear of the garden with borders containing mature shrubs and plants. Small concrete patio off the rear of the living room. Outside tap.

**DIRECTIONS**

From the traffic lights at the centre of Dersingham, turn into Station Road. Take the forth turning on the right into Valley Rise, the first left into Jubilee Drive and the first left into Silver Drive. The property will be found further along on the left 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 for 2025/26. Borough Council of King's Lynn & West Norfolk.

**ENERGY PERFORMANCE CERTIFICATE**

EPC Band TBA -

EPC GRAPH TO FOLLOW

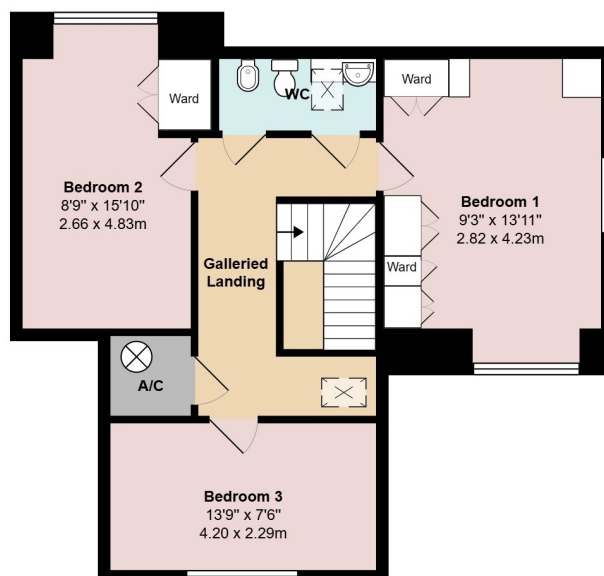
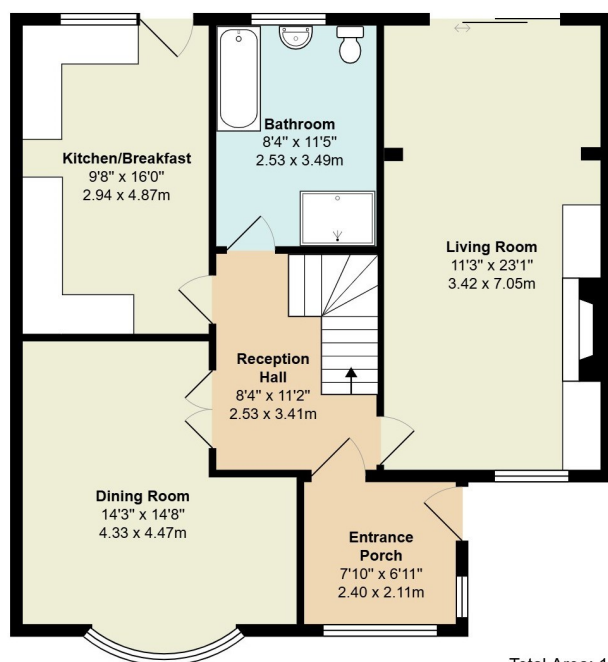












Total Area: 1509 ft² ... 140.2 m²

All measurements are approximate and for display purposes only

## 7 Silver Drive, Dersingham, King's Lynn, Norfolk, PE31 6YB

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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