

# LANDLES

## COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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A mature semi-detached house offering accommodation including:- Entrance Hall, Living/Dining Room, Kitchen, Rear Entrance Porch, Lobby, Bathroom and Separate WC to the ground floor, along with Landing and Three Bedrooms (Bedroom one with En-suite WC), to the first floor. The property which requires a schedule of refurbishment benefits from gas central heating along with ample off-road parking and a good sized garden to the rear (in excess of 100 feet).

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.

**Hunstanton Road, Dersingham, Norfolk, PE31 7LA**

**Offers In Excess Of - £250,000 Freehold**

## **STORM CANOPY WITH FRONT ENTRANCE DOOR TO:-**

### **ENTRANCE HALL**

Papered ceiling, double radiator, stairs to first floor landing, under stairs cupboard. Door to:-

### **LIVING/DINING ROOM**

#### **DINING AREA**

**15' 0" max x 10' 11" max (4.57m max x 3.33m max)**

Papered ceiling, power points, telephone socket, double radiator, windows to side and rear, cupboard housing gas fired boiler supplying domestic hot water and radiators, built-in storage cupboard, door to kitchen. Opening through to:-

#### **LIVING AREA**

**12' 0" min x 11' 1" max (3.66m min x 3.38m max)**

Papered ceiling, power points, double radiator, sash bay window to front, open fireplace set in a tiled surround and hearth.

#### **KITCHEN**

**9' 4" x 9' 1" (2.84m x 2.77m)**

Papered ceiling, vinyl floor covering, power points, plumbing provision for washing machine, window to side, range of wall and base units with round edged work surfaces over, stainless steel sink with double drainer, space for cooker and space for under counter fridge. Door to rear entrance porch. Door to:-

#### **LOBBY**

Skimmed ceiling, access to roof space, door to WC. Opening through to:-

#### **BATHROOM**

**8' 2" x 4' 3" (2.49m x 1.3m)**

Skimmed ceiling, UPVC double glazed window to side, single radiator, part ceramic wall tiling, wall extractor. Suite comprising; panelled bath with electric shower over, wash hand basin with tiled splash back.

#### **SEPARATE WC**

**4' 6" x 4' 1" (1.37m x 1.24m)**

Skimmed ceiling, single radiator, UPVC double glazed window to rear, low level WC, wash hand basin with tiled splash back.

#### **REAR ENTRANCE PORCH**

**7' 0" x 6' 1" (2.13m x 1.85m)**

Single glazing in timber frames. polycarbonate roof, power points, UPVC double glazed door to side.

### **FIRST FLOOR LANDING**

Papered ceiling, access to roof space, single radiator, sash window to the side. Doors to:-

#### **BEDROOM ONE**

**13' 7" max x 11' 6" max (4.14m max x 3.51m max)**

Papered ceiling, power points, double radiator, sash window to front. Door to:-



### EN SUITE WC

4' 11" x 3' 9" (1.5m x 1.14m)

Papered ceiling, sash window to front, low level WC, wash hand basin with electric water heater over.

### BEDROOM TWO

11' 5" x 9' 0" max (3.48m x 2.74m max)

Textured ceiling, power points, double radiator, sash window to rear.

### BEDROOM THREE

8' 2" x 7' 6" (2.49m x 2.29m)

Papered ceiling, power points, single radiator, sash window to rear.

### OUTSIDE

#### FRONT

The property has a low walled frontage with decorative iron railings over, gravelled driveway supplying car standing at the side and a gravelled garden area to the front with inset shrubs and plants, gate giving pedestrian access to the rear.

#### REAR

Courtyard area off the rear porch which leads onto the garden laid mainly to lawn and enclosed mainly by fencing with borders containing a large variety of mature shrubs and plants. Potting shed. To the bottom end of the garden is a timber workshop (11'10" x 9'3"), a large timber garden shed and a further large shed/store. In all the rear garden is in excess of 100 feet in length.

#### DIRECTIONS

From the traffic lights at the centre of Dersingham, head along Hunstanton Road toward King's Lynn and the property will be found further along on the left hand side, just before Bank Road.

#### SERVICES

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

#### COUNCIL TAX

Band B - £1,816.62 for 2025/26. Borough Council of King's Lynn & West Norfolk

#### ENERGY PERFORMANCE RATING

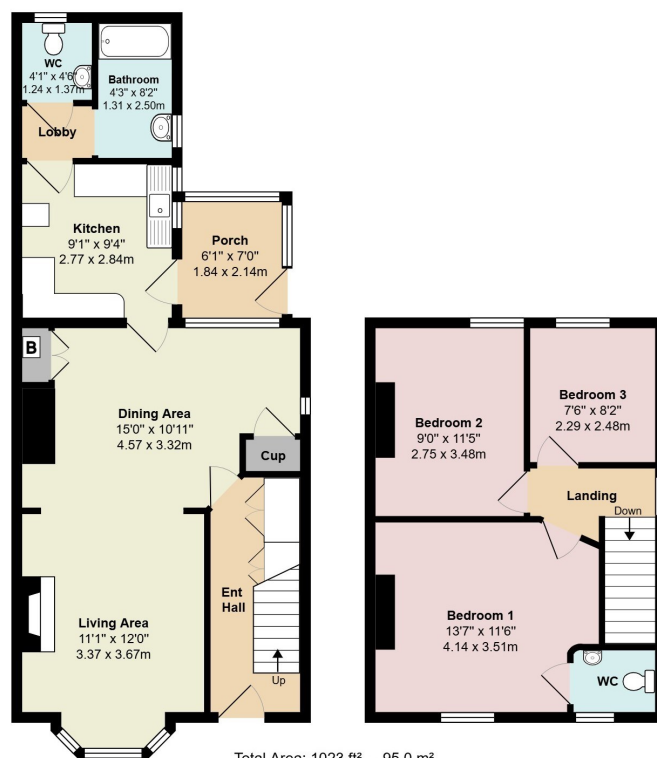
EPC - Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		









Total Area: 1023 ft² ... 95.0 m²

All measurements are approximate and for display purposes only

## Hunstanton Road, Dersingham, King's Lynn, Norfolk, PE31 6HQ

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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