

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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****NO ONWARD CHAIN**** A semi-detached chalet style house offering accommodation including; Entrance Hall, Kitchen, Living Room, Dining Room and Conservatory to the ground floor, along with Landing, Two Double Bedrooms and Bathroom to the first floor. The property which benefits from gas fired central heating and UPVC double glazed windows, has ample off road parking to a detached single garage, along with gardens to the front and rear.

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.

46 Mountbatten Road, Dersingham, Norfolk, PE31 6YE

Price - £265,000 Freehold

FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Skimmed and coved ceiling with inset spotlights, laminate flooring, power point, telephone socket, single radiator, cupboard housing gas fired combi boiler supplying domestic hot water and radiators, stairs to first floor landing. Doors to Kitchen and Living Room.

LIVING ROOM

11' 11" min x 11' 6" (3.63m min x 3.51m)

Skimmed and coved ceiling with inset spotlights, laminate flooring, power points, single radiator, UPVC double glazed window to front, fireplace recess with ornate timber mantelpiece over, arched opening through to:-

DINING ROOM

10' 7" x 8' 6" (3.23m x 2.59m)

Skimmed and coved ceiling with inset spotlights, laminate flooring, power points, single radiator, door to kitchen. Double glazed white aluminium sliding door to:-

CONSERVATORY

7' 10" x 6' 8" (2.39m x 2.03m)

UPVC double glazing over a brick base, polycarbonate roof, laminate flooring, power points, UPVC double glazed door to rear garden.

KITCHEN

10' 6" x 9' 11" (3.2m x 3.02m)

Skimmed and coved ceiling with inset spotlights, laminate flooring, power points, single radiator, UPVC double glazed window to rear, plumbing provision for washing machine. Range of matching wall and base units with square edged work surfaces over and matching upstands, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, built-in electric oven, built-in ceramic hob with glass splash-back and cooker hood over, built-in dishwasher, space for fridge freezer. UPVC double glazed door to side.

FIRST FLOOR LANDING

Skimmed and coved ceiling, access to roof space, power point, UPVC double glazed window to side. Doors to Bedrooms and Bathroom.

BEDROOM ONE

15' 0" x 8' 11" min (4.57m x 2.72m min)

(max room measurements excluding slope in ceiling and dormer bay) Skimmed and coved ceiling, power points, two double radiators, two UPVC double glazed dormer windows to front.

BEDROOM TWO

11' 4" x 7' 9" min (3.45m x 2.36m min)

(max room measurements excluding slope in ceiling and dormer bay) Skimmed and coved ceiling, power points, double radiator, UPVC double glazed dormer windows to rear, built-in wardrobe with sliding mirrored doors.

BATHROOM

7' 2" x 5' 6" min (2.18m x 1.68m min)

(max room measurements excluding slope in ceiling and dormer bay) Skimmed and coved ceiling, ceiling extractor, vinyl floor covering, chrome heated towel rail, shaver socket, UPVC double glazed dormer window to rear. Suite comprising; panelled bath with composite "wet-board" panelled surround and fitted system mixer shower over, wash hand basin set on a vanity unit with cupboard under, low level WC

OUTSIDE

FRONT

Garden laid mainly to lawn with inset shrubs. Gravel driveway supplying car standing and giving access to the garage at the rear along with a gate giving pedestrian access to the rear garden.

GARAGE

17' 5" x 9' 3" max (5.31m x 2.82m max)

Up and over door, power and lighting, UPVC double glazed window to rear, UPVC double glazed personnel door to the rear garden. Useful space to the rear of the Garage suitable for garden storage and/or bins.

DIRECTIONS

From the traffic lights at the centre of Dersingham turn down Station Road. After a distance turn left into Mountbatten Road. 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

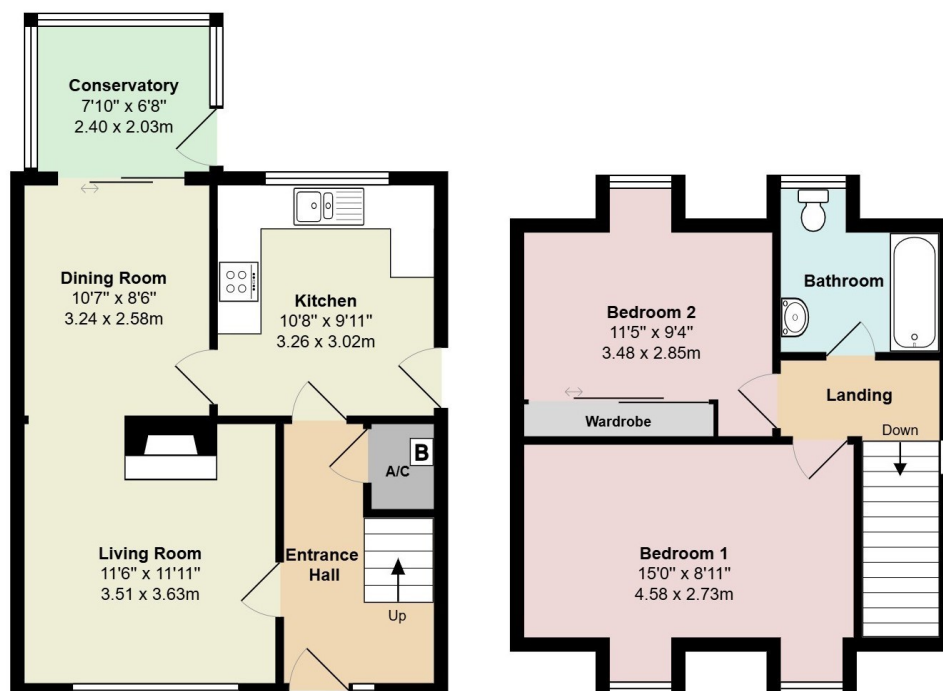
BAND B - £1816.62 for 2025/26. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING

EPC - Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





Total Area: 866 ft² ... 80.5 m²

All measurements are approximate and for display purposes only

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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.

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SELLING & LETTING

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

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