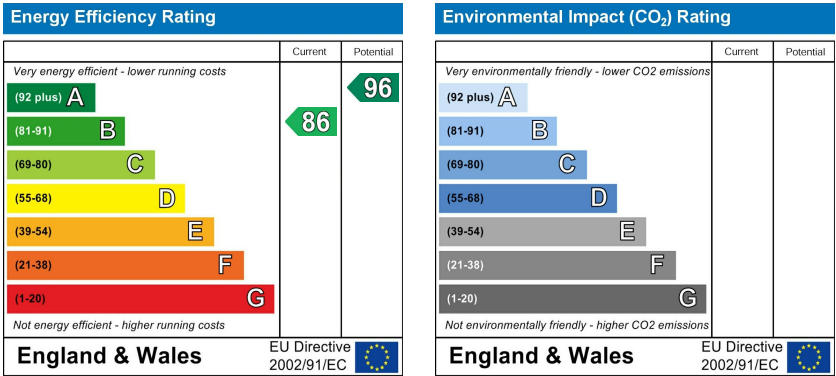


DIRECTIONS

Sat nav: PE31 6HN What Three Words: captures.wolves.historic



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



12B Gelham Manor Dersingham King's Lynn, Norfolk PE31 6HN

****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £230,000****
- DETACHED MODERN THREE BEDROOM HOUSE WITH DRIVEWAY PARKING
NO UPWARD CHAIN.

Dersingham

Guide price £230,000

Telephone: 0800 6546 333
www.norfolkpropertyactions.co.uk
Email: sales@norfolkpropertyactions.co.uk



ENTRANCE HALL Laminate flooring and stairs to first floor.	14'0" x 3'3" (4.27m x 0.99m)
LOUNGE Carpet and window to front aspect.	14'2" x 14'0" (4.32m x 4.27m)
KITCHEN / DINER Range of base, wall and drawer units with worktop over. Integrated fridge freezer, dishwasher, hob and oven. French doors leading into the lounge. Window to the rear aspect and French doors to rear garden.	21'4" x 9'10" (6.50m x 3.00m)
GROUND FLOOR CLOAKROOM Comprising of hand wash basin and vanity unit, W.C, tiled floor and extractor fan with window to the side aspect.	6'1" x 2'11" (1.85m x 0.89m)
FIRST FLOOR LANDING Fitted carpet, airing cupboard and loft access.	6'8" x 6'6" (2.03m x 1.98m)
BEDROOM ONE Fitted carpet, built in wardrobe, double radiator and window to rear aspect.	11'7" x 11'10" (3.53m x 3.61m)
EN-SUITE SHOWER ROOM Comprising of a hand wash basin set within a vanity unit, W.C and shower enclosure with thermostatic mixer shower. Tiled floor with heated towel rail and an extractor fan.	9'0 x 2'11" (2.74m x 0.89m)
BEDROOM TWO Fitted carpet, built in wardrobe, window to front aspect and double radiator.	11'3" x 10'4" (3.43m x 3.15m)
BEDROOM THREE Fitted carpet, built in wardrobe, window to front aspect and double radiator.	7'7" x 6'5" (2.31m x 1.96m)
FAMILY BATHROOM Three piece suite comprising of hand wash basin and W.C set within a vanity unit, bath with mixer tap and a shower over with glass shower screen. Obscured window to rear aspect. Tiled flooring. Heated towel rail and shaver points.	9'1" x 6'6" (2.77m x 1.98m)
FRONT GARDEN Gravel driveway for multiple vehicles. Wooden gate to side leading to the rear garden.	
REAR GARDEN Mainly laid to lawn with a patio area.	

****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £230,000**** - Nestled in the charming village of Dersingham, Gelham Manor presents an exceptional opportunity to acquire a recently built detached house built in 2019. This delightful property boasts three bedrooms, making it ideal for families or those seeking extra space. The master bedroom features an ensuite, providing a touch of luxury and convenience, while built-in wardrobes in the bedrooms offer ample storage solutions. The heart of the home is undoubtedly the spacious and modern kitchen diner, which is perfect for both entertaining and everyday living. With double doors leading to a bright and welcoming lounge, this area creates a seamless flow between the two spaces, allowing for an abundance of natural light to fill the home. The garden can be easily accessed from the kitchen diner, making it an ideal spot for summer gatherings or quiet evenings. In addition to its stylish interiors, the property includes parking for multiple vehicles, ensuring convenience for residents. As a recently built home, it benefits from contemporary design and modern amenities, providing a comfortable and efficient living environment. Gelham Manor is not just a house; it is a place where you can create lasting memories. With its thoughtful layout and prime location, this property is sure to appeal to those looking for a blend of modern living and village charm. Don't miss the chance to make this beautiful house your new home.

NO UPWARD CHAIN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan ©2025



