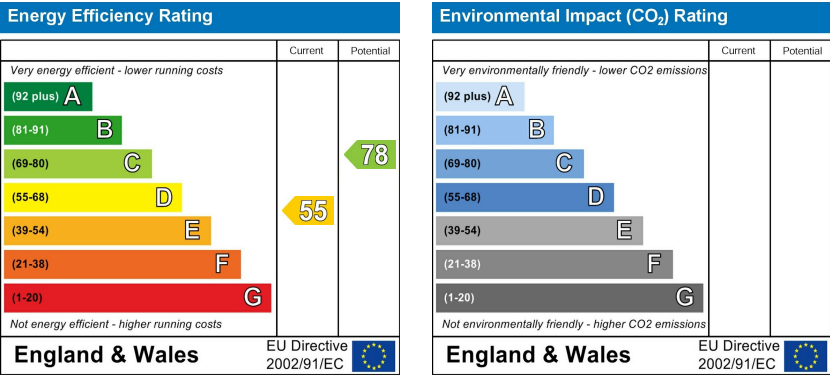


DIRECTIONS

SAT NAV: PE31 6HN



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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

This disclaimer must go on to all probate properties – new and existing:



16 Gelham Manor Dersingham King's Lynn PE31 6HN

SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE IN SOUGHT
AFTER LOCATION

King's Lynn

£230,000 Freehold

Telephone: 0800 6546 333
www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



ENTRANCE HALL Hallway with stairs leading to the first floor and a door to the lounge.	
LOUNGE Fitted carpet, electric heater, window to the front aspect, fireplace and under stairs cupboard.	14'7 x 13'5 (4.45m x 4.09m)
KITCHEN DINER Range of wall base and draw units with worktop over. Tiled flooring. Has patio door to the conservatory and two windows both looking onto the conservatory at the rear . The dining area is carpeted with an electric heater.	17'11 x 8'5 (5.46m x 2.57m)
CONSERVATORY French doors to the rear garden and a sliding door to the side. Has an electric heater and is carpeted.	19'9 x 7'7 (6.02m x 2.31m)
UTILITY ROOM Vinyl floor with window to the front aspect.	8'1 x 7'0 (2.46m x 2.13m)
LOBBY Fitted carpet, door leading to car port / driveway	6'11 x 7'4 (2.11m x 2.24m)
CLOAKROOM Window to the rear, fitted carpet as does the side lobby room.	6'11 x 3'0 (2.11m x 0.91m)
LANDING Fitted carpet, access to the loft and has doors to all upstairs rooms.	
BEDROOM ONE Built-in wardrobes, fitted carpet and a window to the front aspect.	11'2 x 8'8 (3.40m x 2.64m)
BEDROOM TWO Fitted carpet with built-in wardrobes and window to rear aspect.	10'9 x 9'3 (3.28m x 2.82m)
BEDROOM THREE Fitted carpet with window to the rear aspect.	8'5 x 6'10 (2.57m x 2.08m)
SHOWER ROOM Three piece suite comprising of a shower cubicle with electric shower W.C and a hand wash basin set into a vanity unit. Vinyl flooring, window to the front aspect and a small electric heater.	6'6 x 5'6 (1.98m x 1.68m)

FRONT OF PROPERTY
Front driveway is gravel with decorative slate areas bushes and trees.

REAR OF PROPERTY
Rear garden is lawn decorative gravel areas flowerbeds pond timber shed. Garden is enclosed.

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**** Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £230,000 ****

Nestled in the charming village of Dersingham, this property presents an excellent opportunity for those seeking a semi-detached house in a sought-after location. This property boasts three well-proportioned bedrooms and a family bathroom, making it ideal for families or those looking for extra space. As you enter, you will find a welcoming lounge that leads through into the kitchen diner. The kitchen diner itself is a delightful area that extends into a bright conservatory, perfect for enjoying the garden views and natural light. Additionally, a separate utility area and side lobby provide convenient access to the car port, enhancing the practicality of this home. The established front and rear gardens are a true highlight, adorned with a variety of shrubs and trees, offering a tranquil outdoor retreat. The rear garden also features a charming pond, adding to the serene atmosphere of the property. While the property requires modernisation throughout, it presents a fantastic canvas for potential buyers to create their dream home. With its desirable location and ample outdoor space, this property is a rare find in the market. Don't miss the chance to transform this house into a beautiful family home in a lovely community.





