



Station Road, West Dereham, King's Lynn, PE33 9RR

welcome to

Station Road, West Dereham, King's Lynn

Chain free! A stunningly presented, three bedroom cottage located in the rural village of West Dereham. This charming home boasts character features throughout & offers a spacious interior, including a generous lounge, study, country-style kitchen/diner, en suite & bathroom!



Accommodation:

Double-glazed composite entrance door to:

Lounge

12' 9" max x 17' 8" (3.89m max x 5.38m)

Double-glazed windows to the front and side.

Inglenook fireplace with exposed brick surround, Oak mantelpiece & wood burning stove. Wood effect flooring.

Study

6' 4" x 6' (1.93m x 1.83m)

Double-glazed window to the front. Herringbone brickweave flooring

Kitchen / Diner

21' 5" x 15' 1" (6.53m x 4.60m)

Irregular shaped room. This fitted kitchen includes base units with solid wood work surfaces over, a Belfast sink with stainless steel mixer taps, and a Rayburn range cooker (also used for heating) which is set back into an exposed brick chimney. There is also an integrated fridge, an integrated dishwasher, and space for a washing machine. Flagstone tiled flooring. Metro tiled splashback. Storage cupboard. Two double-glazed windows to the rear.

Rear Hallway

Double-glazed door to the rear. Radiator. Hanging space with built-in bench.

Bedroom Three

10' 3" plus recess x 15' 1" max (3.12m plus recess x 4.60m max)

Double-glazed window to the rear. Radiator. Television point.

En Suite

Fitted with WC, wash hand basin & large walk-in shower cubicle. Tiled flooring & tiled splashback. Heated towel rail. Double-glazed window to the side.

First Floor Landing

Loft access. Radiator. Airing cupboard. Exposed brick feature. Double-glazed window to the side.

Bedroom One

13' 1" x 12' (3.99m x 3.66m)

Double-glazed window to the front offering field views. Radiator. Telephone & television points. Exposed beams.

Bedroom Two

12' 8" max x 9' 11" (3.86m max x 3.02m)

Double-glazed window to the rear. Radiator. Television point.

Bathroom

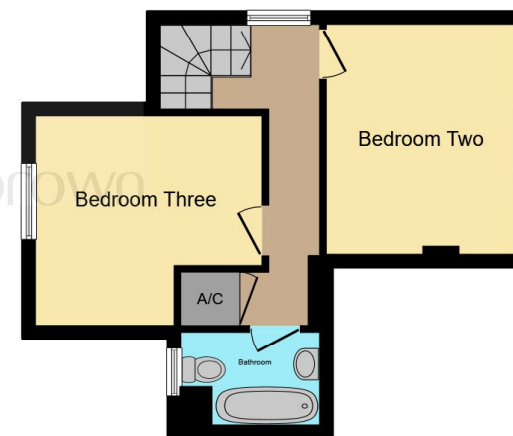
Fitted with WC, wash hand basin, and bath with mixer taps and shower over. Shaver point & extractor fan. Double-glazed window to the rear.

Outside

To the front of the property, you will find a gravelled driveway providing off-road parking. The low-maintenance & landscaped rear garden is fully enclosed, and consists of a decking area & a shingled area, alongside various plants, shrubs and hedges. There is also a garden shed.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Station Road, West Dereham, King's Lynn

- Beautifully presented 3 bedroom cottage
- Ground floor bedroom with en suite
- Lounge + study
- Country-style kitchen/diner
- Chain free!

Tenure: Freehold EPC Rating: E

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM111987 - 0004

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