





Church Road, West Dereham, King's Lynn, PE33 9RF

welcome to

Church Road, West Dereham, King's Lynn

Occupying a mature 1/3 acre (stms) plot within the rural village of West Dereham, lies this fully refurbished 3 bedroom detached bungalow. The property boasts an open plan kitchen/diner, cosy lounge, comfortable bedrooms & shower room, plus garden studio & outbuilding.













Accommodation:

Entrance Porch

Double-glazed sliding patio door to the front.

Entrance Hall

12' 10" max x 15' 11" max (3.91m max x 4.85m max) Two radiators.

Lounge

15' 9" x 13' (4.80m x 3.96m)

Double-glazed window to the front. Feature fireplace with log burner. Double radiator. Remote controlled ceiling light with fan.

Open Plan Kitchen/ Diner

9' 9" x 20' 3" (2.97m x 6.17m)

This beautifully designed kitchen was fitted in 2024, and includes both wall & base units with work surfaces over, a one and a half bowl sink & drainer unit, a built-in electric oven & an electric hob with a new stainless steel cooker hood over. There is also space for a fridge/freezer, as well as space for a dishwasher. Double radiator. Two plug sockets with USB points. Two double-glazed windows to the rear.

Utility Room

10' 1" x 5' 1" (3.07m x 1.55m)

Fitted with work surface & storage cupboard. Space & plumbing for a washing machine & tumble dryer. Single radiator. Double-glazed window to the rear. Double-glazed door to the rear leading to the rear garden.

Bedroom One

9' 9" x 12' (2.97m x 3.66m)

Double-glazed window to the front. Radiator. Built-in wardrobe. Ceiling fan.

Bedroom Two

9' 9" x 11' 9" (2.97m x 3.58m)

Double-glazed window to the rear. Radiator. Ceiling fan

Bedroom Three

7' 9" x 12' (2.36m x 3.66m)

Double-glazed window to the front. Radiator.

Shower Room

Newly fitted in 2024 with wash hand basin with vanity unit & walk-in shower cubicle. Stainless steel heated towel rail. Double-glazed window to the rear.

Cloakroom

Newly fitted in 2024 with WC & wash hand basin with vanity unit. Double-glazed window to the side.

Outside

The property occupies a generous plot of approximately 1/3 acre (STMS), featuring beautifully maintained gardens and ample outdoor space. To the front, a spacious resin driveway provides off-road parking for over 10 vehicles and leads to a garage with remote-controlled up-and-over door. The large front garden has been expertly landscaped and is enclosed by a 4ft fence, predominantly laid to lawn and complemented by a variety of plants, flowers, shrubs, and borders, as well as a charming timber gazebo.

To the rear, the fully enclosed garden is secured by 10ft timber fencing for added privacy and designed to be relatively low-maintenance, with a recently laid Indian sandstone patio, lawned areas, and a selection of mature plants, shrubs, and hedges. Additionally, the garden includes a large detached garden room, ideal as a home office, studio, or hobby space, alongside three garden sheds and an 8' x 6' greenhouse, providing excellent storage and versatility.

Wash Room

8' 2" x 7' 2" (2.49m x 2.18m)

Fitted with WC, wash hand basin & shower cubicle with electric shower. Space & plumbing for a washing machine & tumble dryer. Fully fitted with power & electricity. Radiator.

Office / Garden Room

A detached garden room offering flexible use as a home office, studio, or hobby space. Fully insulated & double glazed with electrics connected throughout. Two radiators.

Split into two parts measuring $11'6 \times 9'6$ and $11'6 \times 13' 7 \text{ (max)}$

Agent's Note

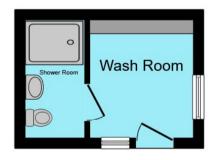
The property underwent a full refurbishment in 2024 including: new windows & double-glazing throughout (with 10-year warranty), new boiler (serviced in 2025), new internal doors, brand new kitchen, new lighting throughout, newly fitted shower room & cloakroom, and a newly-landscaped garden with brand new resin driveway.

Heating to the property is served by oil central heating. Please contact the branch for more information if required.









Ground Floor

Outbuilding

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

welcome to

Church Road, West Dereham, King's Lynn

- 3 bedroom detached bungalow
- Fully refurbished in 2024
- 1/3 acre plot (stms) with landscaped gardens
- Resin driveway with parking for 10+ cars with garage
- Newly-fitted open plan kitchen/diner

Tenure: Freehold EPC Rating: D

£450,000









Please note the marker reflects the postcode not the actual property

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