



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 x 9'6 and 11'6 x 13' 7 (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.



check out more properties at williamhbrown.co.uk





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

check out more properties at [williamhbrown.co.uk](https://www.williamhbrown.co.uk)



Property Ref:
DHM112629 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)