



HUNSTANTON ROAD, DERSINGHAM PE31 6NA

- No Upward Chain
- Detached Bungalow
- Three Bedrooms
- Village Location with Many Amenities
- Opportunity to Improve
- Tarmac Driveway

Brown&Co
Market Chambers | 25-26 Tuesday Market Place | King's Lynn | PE30 1JJ
T 01553 770771 | E kingslynn@brown-co.com



INTRODUCTION

Brown&Co offers a three bedroom, detached bungalow in Dersingham, one of West Norfolk's most popular and well-appointed villages.

LOCATION

Dersingham is one of the most sought-after and well-appointed villages in Norfolk. It is located on the edge of the Royal Estate in Sandringham and approximately 9 miles from the town of King's Lynn. The superb array of local amenities in the village is nothing short of astounding; these include a Co-op and Spar supermarket, Garden centre, three public houses/social club, two schools, pharmacy, hairdresser and beauty parlour, butcher, takeaways, post office and newsagent with newspaper deliveries to name a few! Nearby, King's Lynn has many of the high street stores one would expect from a large town and also benefits from a mainline train station to Ely, Cambridge and London. Dersingham also sits as a gateway village to the coast with beaches just a short drive away at Snettisham, Heacham, Hunstanton and beyond.

THE PROPERTY

The property is situated in the heart of the village on Hunstanton Road and has a beautiful views to the front over horse chestnut trees and green space. Within a very short walk are the Spar mini-market, paper shop, chip shop, garden centre and restaurant.

Outside there is an attractive, recently built, wall to the front boundary, a drive way and maintained front garden. At the rear is a parking area and west facing garden enjoying afternoon sunshine and sunsets. The majority of the garden is set for easy maintenance; the

driveway is tarmac, and there is a large portion of the garden set to gravel which could easily be returned to lawn if desired. At the end of the drive is a large, 5.5m x 3.8m garage/workshop which is a superb space.

Inside, the property is arranged with living space to the front and bedrooms to the rear. There is hallway, sitting room with open fire (currently unused), which is open plan to a dining area. The kitchen leads from here with access to the side of the property where there is a small conservatory for storage of shoes and such. To the rear are three bedrooms and bathroom with shower cubicle and bath. The loft is noteworthy, there is an electric loft hatch and ladder, inspection is recommended as velux roof windows are already in place, if desired, there is potential for conversion, subject to relevant permissions.

Overall, the property has been well maintained however, cosmetic updating and modernising would be a benefit.

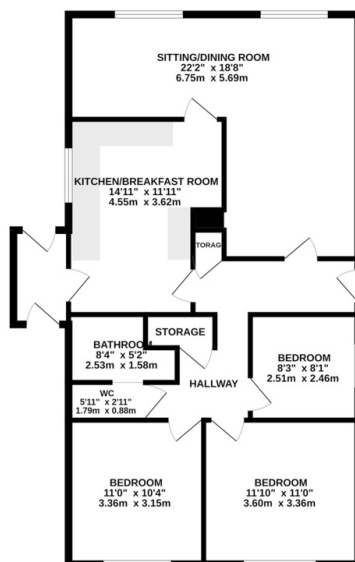
There is no upward chain.

AGENT'S NOTE

At the time of listing the inside of the property was being cleared and internal photography was not possible. Please see floorplan for layout.

SERVICES

Mains water, drainage and electricity. Gas central heating.



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated