



Hunstanton Road, Dersingham
PE31 6NA

BROWN & CO



Hunstanton Road, Dersingham, PE31 6NA

Three Bedrooms

Detached Bungalow

Sought after village location with many amenities

Detached garage

Rear garden

Off road parking.

Opportunity to improve

Tarmac Drive



DESCRIPTION

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 Kings 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, Kings 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 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 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 would 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.

Services

Mains water, drainage, and electricity. Gas central heating.

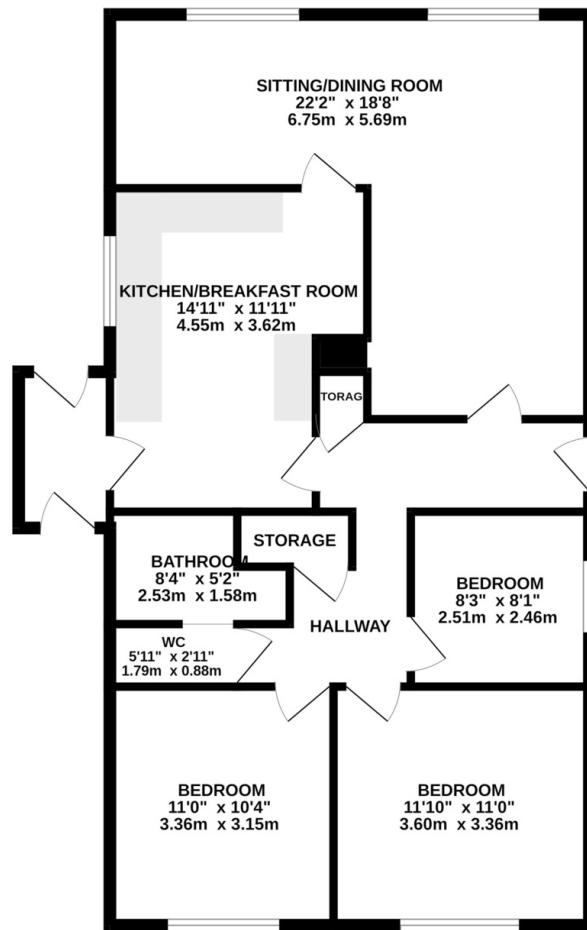
VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017.

Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



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