

Manor Road, Dersingham, King's Lynn, PE31 6LD



welcome to

Manor Road, Dersingham, King's Lynn

Set within a desirable village location & surrounded by MATURE GARDENS, lies this EXCEPTIONALLY SPACIOUS, four bedroom detached house. This diverse family home boasts extensive & spacious internal living accommodation, a generous plot & a peaceful location, and MUST BE SEEN!













Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Stairs leading to the first floor landing with under-stairs storage cupboard.

Lounge

21' 1" max x 13' max (6.43m max x 3.96m max) Double-glazed windows to the front, side & rear. Two radiators. Feature open fireplace with tiled hearth & wooden mantelpiece.

Study

11' 10[°] max x 11' 10" max (3.61m max x 3.61m max) Double-glazed windows to the front & rear. Radiator.

Dining Room

10' max x 12' max (3.05m max x 3.66m max) Double-glazed window to the front. Radiator.

Kitchen

19' 1" max x 11' max (5.82m max x 3.35m max) This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl composite sink & drainer unit, an electric double oven & an electric hob with stainless steel cooker hood over. There is also space & plumbing for a dishwasher, as well as space for a fridge/freezer. Breakfast bar. Serving hatch to dining room. Tiled flooring. Radiator. Two double-glazed windows to the rear.

Inner Hallway

Tiled flooring. Glazed doors to the front & rear.

Utility Room

Fitted with wall & base units with work surfaces over.

Stainless steel sink & drainer unit. Space & plumbing for a washing machine. Tiled flooring. Double-glazed window to the rear. Double-glazed skylight window.

Shower Room

Fitted with WC, pedestal wash hand basin & shower cubicle. Radiator. Fully tiled. Double-glazed skylight window.

First Floor Landing

Stairs from the entrance hall. Radiator. Access to fully boarded loft. Storage cupboard housing boiler. Double-glazed window to the front.

Bedroom One

10' max x 13' max (3.05m max x 3.96m max) Double-glazed windows to the front & side. Radiator. Fitted wardrobes & bedroom furniture.

Bedroom Two

13' x 11' (3.96m x 3.35m) Double-glazed windows to the side & rear. Radiator.

Bedroom Three

11' 11" max x 10' max (3.63m max x 3.05m max) Double-glazed windows to the front & side. Radiator.

Bedroom Four

9' 11" max x 10' max (3.02m max x 3.05m max) Double-glazed windows to the side & rear. Radiator.

Bathroom

Fitted with WC, wash hand basin with vanity units & bath with mixer taps & shower over. Fully tiled. Extractor fan. Heated towel rail. Two double-glazed windows to the rear.

Outside

The property sits on a generous plot with a mature gardens to the front & rear. The gardens are fully laid to lawn, alongside an abundance of plants, shrubs & hedges. To the side of the property, a brickweave driveway provides ample off-road parking & leads to the double garage.

Double Garage

16' max x 15' max (4.88m max x 4.57m max) Connected to power.

Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Please note that the property benefits from solar panels.





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Manor Road, Dersingham, King's Lynn

- Four bedroom detached house
- Lounge, dining room & study
- Spacious kitchen
- Utility room
- Generous plot with mature gardens

Tenure: Freehold EPC Rating: C



offers over **£600,000**



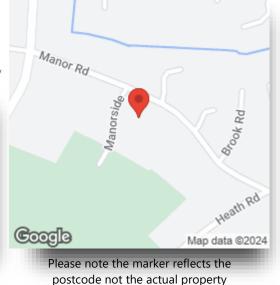
Outbuilding

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.









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Property Ref: HUN106057 - 0005 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.

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