



**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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welcome to

## 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



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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.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HUN106057 - 0005

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