



Balmoral Close, Dersingham, King's Lynn, PE31 6YG

welcome to

Balmoral Close, Dersingham King's Lynn

A fantastic opportunity to purchase this modern, two bedroom semi-detached house, located in the popular village of Dersingham. The property offers comfortable living accommodation throughout, including a lounge, conservatory, kitchen/breakfast room & generous bedrooms, plus enclosed garden & garage.



Accommodation:

Double-glazed entrance door to:

Entrance Porch

Door to the front.

Entrance Hall

Door to the front. Stairs leading to the first floor landing.

Kitchen

10' 1" x 9' 1" (3.07m x 2.77m)

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl composite sink & drainer unit, and space for a freestanding cooker. There is also space for a fridge/freezer, as well as space & plumbing for a dishwasher. Storage cupboard. Double-glazed window to the front.

Lounge / Diner

Double-glazed window to the rear. Fireplace with wood burning stove. Double-glazed sliding patio doors leading to the conservatory.

Conservatory

7' 11" max x 9' max (2.41m max x 2.74m max)

Of brick & uPVC construction. Double-glazed windows to the sides & rear. Ceiling fan. Double-glazed doors to either side leading to the rear garden.

First Floor Landing

Stairs from the entrance hall. Airing cupboard housing hot water tank. Loft access.

Bedroom One

13' 1" max x 9' 1" max (3.99m max x 2.77m max)

Double-glazed window to the front. Built-in storage cupboard.

Bedroom Two

8' 1" x 11' (2.46m x 3.35m)

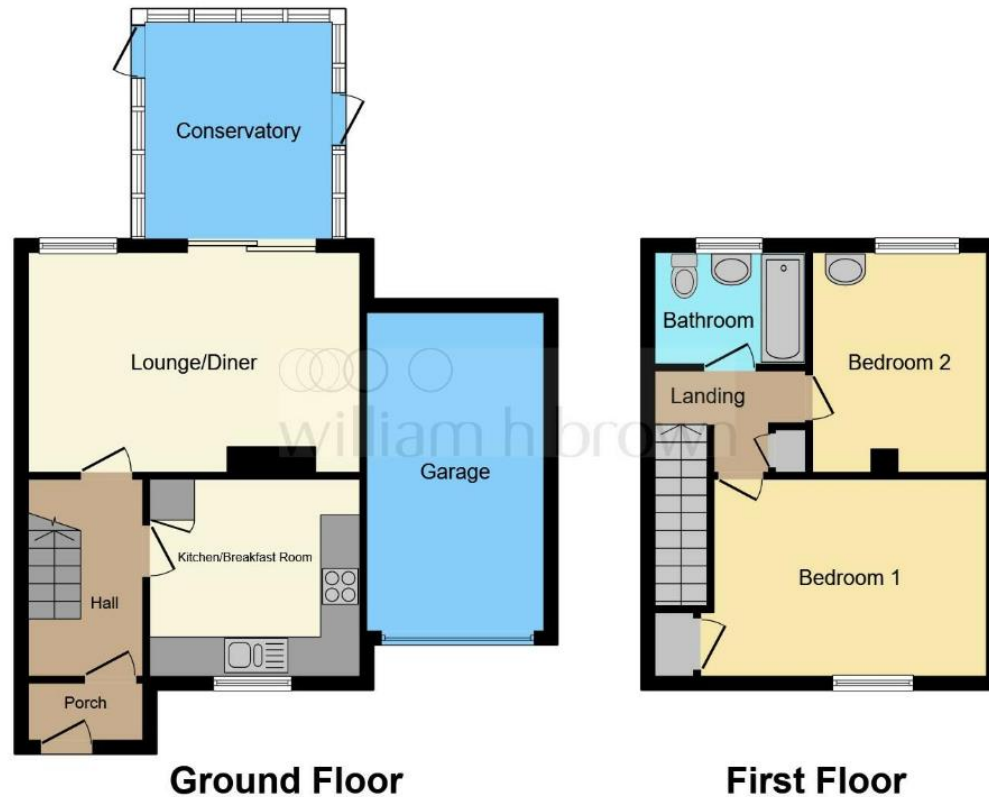
Double-glazed window to the rear. Wash hand basin with mixer taps.

Bathroom

Fitted with WC, wash hand basin & bath with electric shower over. Double-glazed window to the rear.

Outside

To the front of the property, a gravelled driveway provides off-road parking for 2 - 3 cars & leads to the garage. The good-sized, enclosed rear garden is mainly laid to lawn, alongside a patio area, various plants, shrubs & borders and a summerhouse.



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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Balmoral Close, Dersingham King's Lynn

- Two bedroom semi-detached house
- Desirable village location
- Lounge & conservatory
- Kitchen/breakfast room
- Driveway & garage

Tenure: Freehold EPC Rating: D

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN103976 - 0004

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