



White Horse Drive, Dersingham, King's Lynn, PE31 6HL

welcome to

White Horse Drive, Dersingham, King's Lynn

Non estate, three bed, semi-detached family house, central to the sought after village of Dersingham. Two reception rooms, gas central heating and the benefit of a utility room. En-suite and family bathroom. Beautiful, productive garden. Ample parking on the driveway and under carport. A MUST SEE!



Entrance Porch

Greeted with a light and airy front porch, a double glazed front door, with a pretty stained glass rose window, allowing plenty of light. Two double glazed windows, one overlooking the front with safety lock. The smaller fixed window facing the rear. Double sockets are located in the front wall.

Ground Floor Hall

Accessed via the front porch, stairs to upper floor landing. Radiator. Key safe. Coats pegs.

Dining Room

10' 11" max x 12' max (3.33m max x 3.66m max)

This bright, versatile room provides a cosy area where plants thrive, suitable for hosting, work space or dining room. Can accommodate a dining table and chairs as well as a double sofa. Laminate flooring. Television point. Three double sockets. Dimmer Switch. Radiator. Under stair cupboard. Double glazed window to the front.

Lounge

13' x 11' 11" (3.96m x 3.63m)

Comfortable, spacious family room gives ample seating space. The focal point is the feature wood fireplace, which incorporates a gas living flame coal effect fire and is linked to the back boiler and central heating with shelving above. Laminate flooring. Radiator. Television point. Three double sockets. Dimmer switch. Gas combi boiler in airing cupboard. Double glazed windows to the side and rear with safety locks.

Kitchen

11' 11" x 6' 6" (3.63m x 1.98m)

Range of wall and base units with worksurfaces over and inset stainless steel sink and drainer. Raised integrated electric oven, gas hob with extractor hood. Under counter fridge. Space and plumbing for washing machine. Double glazed window to the side. Hot air, electric skirting independently controlled.

Utility

6' x 4' 11" (1.83m x 1.50m)

Useful area for storing coats and shoes. Large double doored cupboard with ample shelving. Tiled flooring. Coat pegs. Space for fridge freezer as well as undercounter fridge or washing machine. Loft access. Double glazed door to the side, leading to patio area and garden. Door leading to:

Bathroom

Well appointed shower room with tiled flooring. Double glazed window to the side with safety lock. Enclosed shower cubicle with electric shower, WC, and wash hand basin with stainless steel mixer taps. Large cupboard with spacious storage runs along the window wall. Heated towel rail with controller unit.

Landing

Double glazed window to the side, Radiator. Loft access.

Bedroom One

10' 11" max x 10' max (3.33m max x 3.05m max)

Laminate flooring. Double glazed window to the front, with safety lock. Large built in cupboard providing two hanging rails and shelving. Three double sockets. Radiator.

En-Suite

WC. Wash hand basin with built in vanity unit and stainless steel mixer taps. Heated towel rail. Extractor fan.

Bedroom Two

12' x 7' 1" (3.66m x 2.16m)

Laminate flooring. Double glazed window, with safety lock, overlooking the rear garden. Two double sockets. Hanging rail. Radiator.

Bedroom Three

7' x 9' (2.13m x 2.74m)

Currently used as office/hobby room with built in desktop and cupboards, could easily revert back to a bedroom. Computer point. Laminate flooring. Double glazed window, with safety lock, overlooking the rear garden. Radiator.

Outside

Front

The house is fronted by a shingle area, driveway and carport which offers plenty of parking. A caravan can be kept at back of house via the double gates at the back of the carport.

Rear

The extensive garden is formed of three main areas. The first area has a tap fitted to the outside kitchen wall and is laid with shingle and slabs. Perfect for entertaining and as a plant nursery, being so close to the house.

Continuing through, the second segment has a paved area with a shed containing power and lighting, followed by a summer house which receives sunshine all day.

The lawn provides a lovely play or relaxation area and has a border of flowers, shrubs as well as a beautiful old apple tree and a working old fashioned water pump. Water is drawn from a large underground tank which is fed from the house guttering.

Beyond that, through a gate, are boarded vegetable beds, and a collection of wild flowers. A gardener's delight!



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welcome to

White Horse Drive, Dersingham

- Three Bedrooms, Semi Detached Family House
- Parking On Driveway, Forecourt And Carport
- Quiet, Non Estate Position, Central To Dersingham
- Short Walk To Local Amenities
- Surprisingly Large, Sunny Garden

Tenure: Freehold EPC Rating: D

guide price

£275,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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