



**Hunstanton Road, Dersingham, King's Lynn, PE31 6HQ**

**welcome to**

**Hunstanton Road, Dersingham, King's Lynn**

More than meets the eye! Situated on a very generous plot is this three bedroom, detached house located in the desirable village of Dersingham.  
CALL NOW TO VIEW!



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Porch

Double glazed double doors leading to the Entrance Hall.

## Entrance Hall

Radiator on wall, thermostat and telephone point. Under stairs cupboard. Stairs leading to the first floor, door leading to the Kitchen and door leading to the lounge-diner.

## Lounge

13' 7" x 10' 5" ( 4.14m x 3.17m )  
Double glazed window to the front with radiator under. Coal fireplace. Television point.

## Dining Room

11' 10" x 12' 5" ( 3.61m x 3.78m )  
Double glazed window to the side with radiator under. Double glazed door to the rear garden.

## Kitchen

11' 9" x 11' 11" ( 3.58m x 3.63m )  
This fitted kitchen includes both wall and base units with work surfaces over, Boiler, Telephone point, lino flooring, space for freestanding cooker, space for fridge. Double glazed window to the rear. Space for breakfast area and door leading to Utility Room.

## Utility Room

Double glazed door to the rear garden. Tiled floor, strip light and door to the garage.

## Landing

Loft hatch, also leads to all the upstairs rooms. Smoke detector, window to the side, airing cupboard and water tank in the loft, which is mostly boarded.

## Bedroom One

11' 10" x 10' 10" ( 3.61m x 3.30m )  
In built wardrobes, sliding doors and double glazed window to the front with radiator under.

## Bedroom Two

11' 11" x 9' 4" ( 3.63m x 2.84m )  
In built wardrobes, sliding doors and double glazed window to the front with radiator under.

## Bedroom Three

8' 2" x 10' 4" ( 2.49m x 3.15m )  
Built in wardrobe, phone point and double glazed window to the front. Radiator below the window.

## Bathroom

Bath with separate shower, sink with vanity unit, strip light, double glazed window with radiator under. Separate wc, double glazed window with radiator.

## Front Garden

Laid to gravel, brick wall. Wide side access, one which is big enough for a camper or access to the rear garden.

## Rear Garden

Large patio with shed & electric. Extensive garden, mostly laid to lawn with side path and established boarder with shrubs, trees and plants. Oil tank. Large vegetable plot with green house and shed.

## Parking

Double length up and over garage door, used as garage and workshop space. Double glazed window to the rear, electric box, strip light, tap, and access to the boiler. Single glazed window to the side.



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welcome to

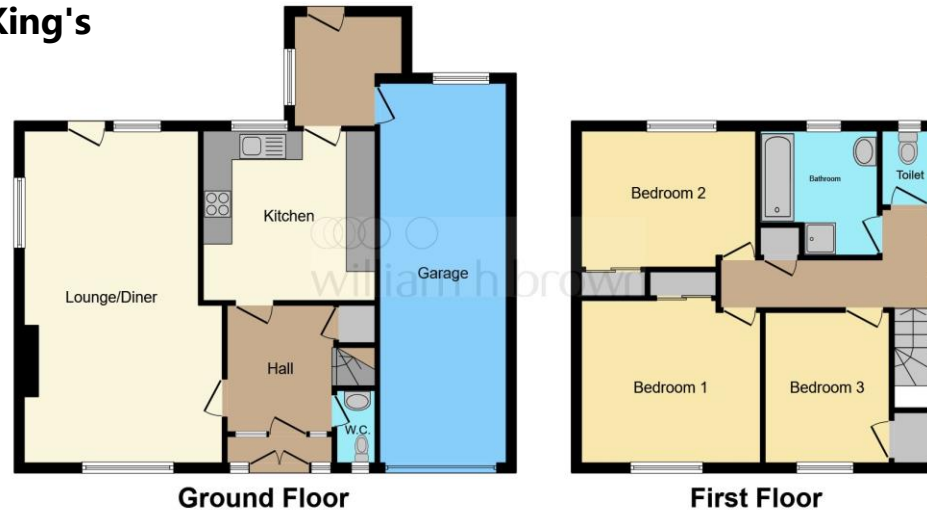
## Hunstanton Road, Dersingham, King's Lynn

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Detached House
- Substantial Plot With Vegetable Plot

Tenure: Freehold EPC Rating: E

guide price

**£325,000**



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:  
HUN106226 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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