



Robert Balding Road, Dersingham, King's Lynn, PE31 6UR

welcome to

Robert Balding Road, Dersingham, King's Lynn

Deceptively spacious detached 3 bedroom house situated in a quiet and peaceful area in the popular coastal town of Dersingham. Consisting of a large lounge/ diner, kitchen, conservatory, cloakroom & shower room. Benefiting from off road parking & single garage. Call now to view!



Accommodation:

Entrance Hall

Double glazed door to the front. Radiator. Stairs to the first floor landing. Access to:

Cloakroom

Wash hand basin with tiled splash back. W.C. Obscure double glazed window to the side.

Lounge/ Diner

23' 2" max x 11' 4" max (7.06m max x 3.45m max)
Double glazed bay window to the front. Television point. Two radiators. Electric effect fireplace. Sliding doors to the conservatory.

Kitchen

10' 9" x 8' 4" (3.28m x 2.54m)
Fitted with wall and base units with work surfaces over. Stainless steel 1 and 1/2 bowl sink with drainer unit. Part tiled walls. Electric oven and hob with extractor fan over. Space for undercounter fridge. Space and plumbing for washing machine. Gas boiler. Radiator. Storage cupboard. Double glazed window to the rear. Double glazed door to the side.

Conservatory

10' 1" x 10' 6" (3.07m x 3.20m)
UPVC windows and door to the rear garden. Tiled floor.

First Floor Landing

Storage cupboard. Double glazed window to the side.

Bedroom One

10' 9" x 11' (3.28m x 3.35m)
Double glazed window to the front. Radiator. Fitted wardrobes. Television point.

Bedroom Two

9' 4" x 11' 9" (2.84m x 3.58m)
Double glazed to the rear. Radiator. Fitted wardrobes.

Bedroom Three

8' 6" x 7' 9" (2.59m x 2.36m)
Double glazed window to the rear. Radiator.

Shower Room

Pedestal wash hand basin. W.C. Part tiled walls. Shower cubicle with electric shower. Double glazed window to the front. Radiator. Extractor fan.

Outside

The front of the property offers an open tranquil aspect with a laid to lawn garden and ample off road parking on the gravel driveway, leading to the single garage.

The private rear garden is fully enclosed with a paved patio seating area with a laid to lawn area toward the back of the garden. Flower beds and shrubbery around the border. Garden shed. Side access to the garage.

Garage

17' x 9' (5.18m x 2.74m)
Manual up and over door. Lighting and electric.



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welcome to

Robert Balding Road, Dersingham, King's Lynn

- Detached 3 Bedroom House
- Peaceful, Quiet Cul-de-Sac Location
- Spacious Living Space
- Ample of Road Parking & Garage
- NO CHAIN

Tenure: Freehold EPC Rating: D

£325,000



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). Reviewed by www.floorplans.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN106409 - 0002

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01485 534506



hunstanton@williamhbrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



williamhbrown.co.uk