



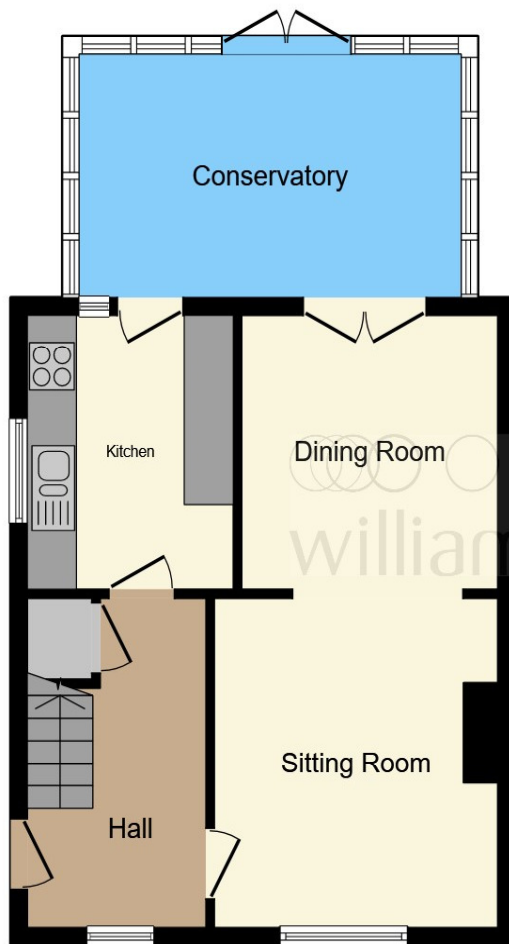
Hipkin Road, Dersingham, PE31 6XX

welcome to

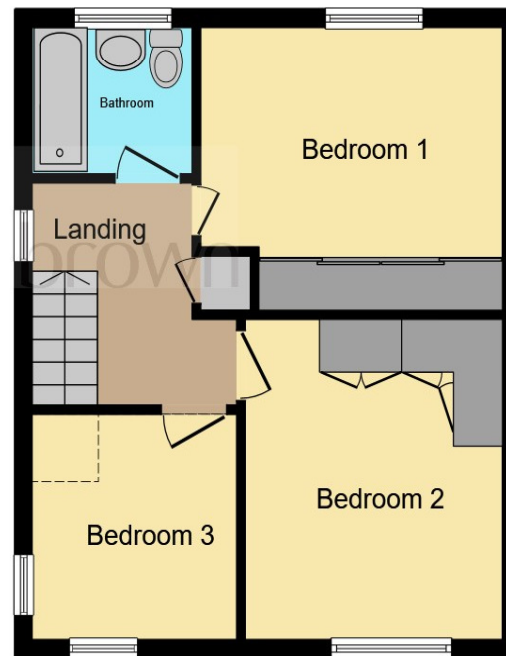
Hipkin Road, Dersingham

A modern three bedroom detached house in Dersingham, bordering the Sandringham Estate. Lounge/dining room, kitchen, conservatory, driveway, garage and gardens. Excellent condition. No chain.





Ground Floor



First Floor

Entrance Hall

Lounge

12' 4" x 11' 1" into chimney breast (3.76m x 3.38m into chimney breast)

Dining Room

10' 3" x 9' 9" (3.12m x 2.97m)

Kitchen

10' 3" x 8' 3" (3.12m x 2.51m)

Conservatory

14' 10" x 9' 1" (4.52m x 2.77m)

First Floor Landing

Bedroom One

10' 11" x 8' 11" to wardrobe fronts (3.33m x 2.72m to wardrobe fronts)

Bedroom Two

11' 8" x 8' 11" (3.56m x 2.72m)

Bedroom Three

8' 5" x 8' 5" inc bulk head (2.57m x 2.57m inc bulk head)

Bathroom

Outside

Garage

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

welcome to

Hipkin Road, Dersingham

- Modern detached house in popular Dersingham
- Borders the Royal Sandringham Estate
- Easy access to the North Norfolk coast
- Excellent decorative order throughout
- Lounge/dining room and fitted kitchen

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£310,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN106935



Property Ref:
HUN106935 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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