









# welcome to

# **Tudor Way, Dersingham KING'S LYNN**

A well-presented, three bedroom detached bungalow located within the charming village of Dersingham, occupying an enviable plot. The property boasts delightful & spacious living accommodation throughout, with 3 reception rooms, modern kitchen & 2 bathrooms, plus ample parking & garage with workshop.













#### **Accommodation:**

Double-glazed entrance door to:

#### **Entrance Hall**

Door to the front.

## Lounge / Diner

13' 3" max, narrowing to 8' 8"  $\times$  20' 10" max ( 4.04m max, narrowing to 8' 8"  $\times$  6.35m max )

L-shaped, split level room. Double-glazed window to the front. Two radiators. Double-glazed French doors to the rear leading to the rear garden.

#### Kitchen

10' 2" x 8' 10" ( 3.10m x 2.69m )

This fitted kitchen includes both wall & base units with work surfaces over, a composite sink & drainer unit & space for a freestanding cooker with cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a dishwasher. Pull-out breakfast bar. Radiator. Double-glazed window to the rear.

#### Conservatory

10' 11" x 8' 11" (3.33m x 2.72m)

Of brick & uPVC construction. Radiator. Double-glazed windows to the sides & rear. Double-glazed door & double-glazed French doors to the other side, leading to the rear garden.

## Study

8' 11" x 6' 6" ( 2.72m x 1.98m )

Double-glazed window to the side. Radiator.

## **Bedroom One**

11' 8"  $\max x$  9' 8"  $\max$  ( 3.56m  $\max x$  2.95m  $\max$  ) Double-glazed window to the side. Radiator.

## **Shower Room**

Fitted with WC, wash hand basin with vanity unit & shower cubicle. Shaver point. Radiator.

## **Bedroom Two**

12' 2" x 8' 4" ( 3.71m x 2.54m )

Double-glazed window to the side. Double-glazed

skylight window. Radiator. Steps leading to:

## **Dressing Area**

12' 4" x 9' 4" min ( 3.76m x 2.84m min ) Double-glazed window to the side. Radiator. Access to roof space.

#### **Bedroom Three**

12' 3" x 6' 5" ( 3.73m x 1.96m )

Double-glazed window to the rear. Radiator.

#### **Bathroom**

Fitted with WC, wash hand basin with vanity unit & walk-in shower cubicle. Partly tiled. Radiator. Extractor fan. Double-glazed window to the side.

#### **Outside**

To the front of the property, the large tiered, brickweave driveway provides off-road parking for several cars & leads to the garage. The well-maintained front garden is mainly laid to lawn, alongside a variety of shrubs, with steps leading to the front terrace & entrance door. The landscaped, split-level rear garden is fully enclosed & is mainly laid to lawn, alongside various borders, rockeries, plants & shrubs. There is also a paved patio area, as well as a summerhouse.

## Garage

16' 11" x 8' 7" ( 5.16m x 2.62m )

Power roller door. Fitted with power & lighting. Double-glazed window to the side. Steps leading to:

## **Utility / Workshop Space**

12' 3" max x 10' 5" min ( 3.73m max x 3.17m min ) Fitted with stainless steel sink with stainless steel taps. Gas boiler. Space & plumbing for a washing machine. Floor drain.

#### W.C

Fitted with WC & wash hand basin.





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# **Tudor Way, Dersingham KING'S LYNN**

- Three bedroom detached bungalow
- Lounge, conservatory & study
- Bathroom & shower room
- Generous bedrooms
- Garage with workshop space

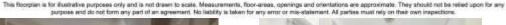
Tenure: Freehold EPC Rating: C

offers in excess of

£323,000















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