



Offers over £120,000 Leasehold



**10 The Green Hunstanton Road, Dersingham, King's Lynn, Norfolk, PE31 6RG**  
**NO ONWARD CHAIN** - A sought after purpose built first floor flat offering accommodation including:- Entrance Lobby with stairs to first floor, Lounge/Dining Room, Kitchen, Bedroom and Bathroom. The property which benefits from night storage heating and UPVC double glazing (except Velux skylight) has allocated off road parking for two cars and well kept communal gardens.  
The property is situated within a sought after complex located at the centre of the village of Dersingham. The village offers a wide range of facilities to include: doctor's surgery, vets, library, chemist, schools, supermarket, opticians and public houses. A wider range of shopping and leisure facilities can be found in King's Lynn which also benefits from a main line rail link to Ely, Cambridge and King's Cross.

DERINGHAM



**GROUND FLOOR ENTRANCE DOOR TO:-**

**ENTRANCE HALL**

Textured ceiling, stairs to first floor.

**LOUNGE/DINING ROOM**

17'0 max x 8'11 max opening to 10'0 max (5.18m max x 2.72m max opening to 3.05m max)  
Textured and coved ceiling, power points, television point, telephone socket, night storage heater, UPVC double glazed window to front, airing cupboard housing hot water cylinder, doors to:-

**KITCHEN**

10'0 x 7'6 (3.05m x 2.29m)  
Textured and coved ceiling, double glazed Velux skylight, power points, electric wall heater, plumbing provision for washing machine, range of matching wall and base units with work surfaces over, tiled splash backs, one and half bowl stainless sink unit with single drainer and mixer tap over, built-in electric oven, built-in electric hob.

**BEDROOM**

12'5 max x 9'9 max (3.78m max x 2.97m max)  
Textured and coved ceiling, access to roof space, ceiling light/fan, power points, night storage heater, UPVC double glazed window to rear, built-in wardrobe.

**BATHROOM**

5'7 max x 5'2 min opening to 6'11 (1.70m max x 1.57m min opening to 2.11m)  
Textured and coved ceiling, ceiling extractor, electric wall heater, suite comprising panelled bath with full height ceramic splash back and fitted electric shower over, pedestal wash hand basin, low level WC.

**OUTSIDE**

The property is set in well maintained private grounds with lawned garden areas, flower beds and a pond. The property also has two allocated parking spaces.

**ADDITIONAL NOTES**

**LEASE DETAILS**

999 year lease (commencing 01/01/1994)  
Current service charge payable is £685.96 per annum.

**ENERGY RATING**

EPC - C.

**COUNCIL TAX**

Band A = £1,312.12 for 2021/22.

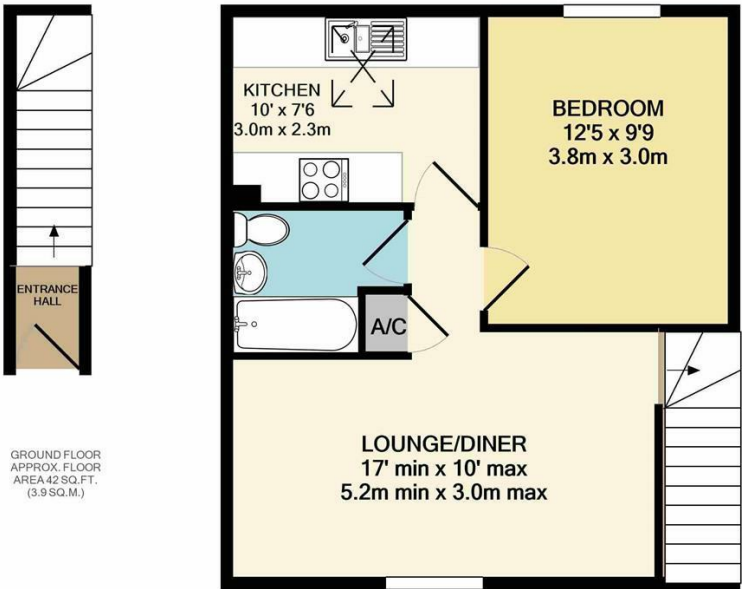
**SERVICES**

We understand that main supply services of electricity, water and drainage are connected to the property.

**DIRECTIONS**

Leave our Dersingham office by turning left onto Hunstanton Road and proceed straight ahead at the traffic lights and then take the first turning right into Hawthorn Drive. Turn right

into the development and follow the road round to the rear and then turn right and park on the left in the visitors parking area. The property will be found ahead of you.



GROUND FLOOR  
APPROX. FLOOR  
AREA 42 SQ.FT.  
(3.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 449 SQ.FT.  
(41.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 491 SQ.FT. (45.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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