LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
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A mature Detached Bungalow offering spacious accommodation including; Entrance Hall, Kitchen/ Breakfast, Dining Room, Living Room, Three Bedrooms, Shower Room and Separate WC. The property which benefits from UPVC double glazing and gas central heating, has pleasant, good sized, mature gardens to the front and rear along with ample off-road parking and an adjoining 20ft single garage with carport.

The property is situated in a non-estate location within the sought-after 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. There are plenty of countryside walks with the royal estate of Sandringham approximately 1.5 miles away. The popular coastal town of Hunstanton is a short drive away (7 miles) and a wider range of shopping and leisure facilities can be found in King's Lynn (10 miles) which also benefits from a main line rail link to Ely, Cambridge and King's Cross. Just a few steps to the bus stop, there are regular services to Hunstanton and King's Lynn, along with the popular "Coast Hopper" from Hunstanton giving access along the North Norfolk Coast to other local towns and villages.

Station Road, Dersingham, Norfolk, PE31 6PR

Price - £360,000 Freehold

STORM PORCH WITH UPVC DOUBLE GLAZED ENTRANCE DOOR TO:-

ENTRANCE HALL

Skimmed and coved ceiling, access to roof space, laminate flooring, power points, telephone socket, double radiator. Doors to:- kitchen, dining room, bedrooms and bathroom.

KITCHEN/BREAKFAST
16' 10" x 9' 11" (5.13m x 3.02m)

Textured and coved ceiling, power points, double radiator, plumbing provision for washing machine, UPVC double glazed window to front. Range of wall and base units with round edged work surfaces over, tiled splash-backs, one and a half bowl sink unit with single drainer and mixer tap over, built-in electric oven, built-in ceramic hob with wall extractor over, space for fridge freezer. UPVC double glazed door to carport at side.

DINING ROOM
14' 0" x 8' 11" (4.27m x 2.72m)

Textured and coved ceiling, power points, double radiator, UPVC double glazed window to side. Arched opening through to:-

LIVING ROOM
14' 1" x 9' 11" (4.29m x 3.02m)

Skimmed and coved ceiling, laminate flooring, power points, double radiator, television point, fitted ornamental fireplace with living flame effect electric fire. UPVC double glazed bow window to rear, UPVC double glazed doors and glazed side panels to patio at side.

BEDROOM ONE
11' 10" min x 11' 0" (3.61m min x 3.35m)

Textured and coved ceiling, power points, double radiator, UPVC double glazed window to front, cupboard housing gas fired boiler supplying domestic hot water and radiators, built-in wardrobe.

BEDROOM TWO
15' 0" max x 10' 8" min opening to 16' 10 max (4.57m x 3.25m min opening to 5.13 max)

Textured ceiling, vinyl floor covering, power points, double radiator, UPVC double glazed window and UPVC double glazed door to rear.

BEDROOM THREE
9' 11" x 7' 5" (3.02m x 2.26m)

Skimmed and coved ceiling, laminate flooring, power points, single radiator, UPVC double glazed window to rear.

SHOWER ROOM
7' 4" x 5' 8" (2.24m x 1.73m)

Textured ceiling, vinyl floor covering, UPVC double glazed window to rear, full height ceramic wall tiling, heated towel rail. Suite comprising; 1185mm wide shower cubicle with full height composite wet-board panelling and fitted system mixer shower along with ceiling extractor over, pedestal wash hand basin, low level WC.

SEPARATE WC
4' 4" x 2' 11" (1.32m x 0.89m)

Skimmed ceiling, vinyl floor covering, UPVC double glazed window to rear, part ceramic wall tiling, low level WC, wash hand basin.

OUTSIDE

FRONT

Garden laid mainly to lawn with shaped borders containing mature shrubs and plants, mature cherry tree. Brick-weave driveway supplying car standing and giving access to the carport and garage at the side. Gate at the side giving pedestrian access to the rear.

GARAGE
20' 0" x 8' 7" (6.1m x 2.62m)

Up & over door, power and lighting, UPVC double glazed window to rear, UPVC double glazed personnel door to side. Carport adjoining the front of the garage.

REAR

Paved patio at the rear of the bungalow with steps down onto the delightful, enclosed garden which is laid mainly to lawn with borders containing a large variety of mature shrubs and plants along with inset mature trees, timber garden shed.

DIRECTIONS

From the traffic lights at the centre of Dersingham turn into Station Road. The property will be found further along on the left hand side just before Valley Rise which is on the right.

SERVICES

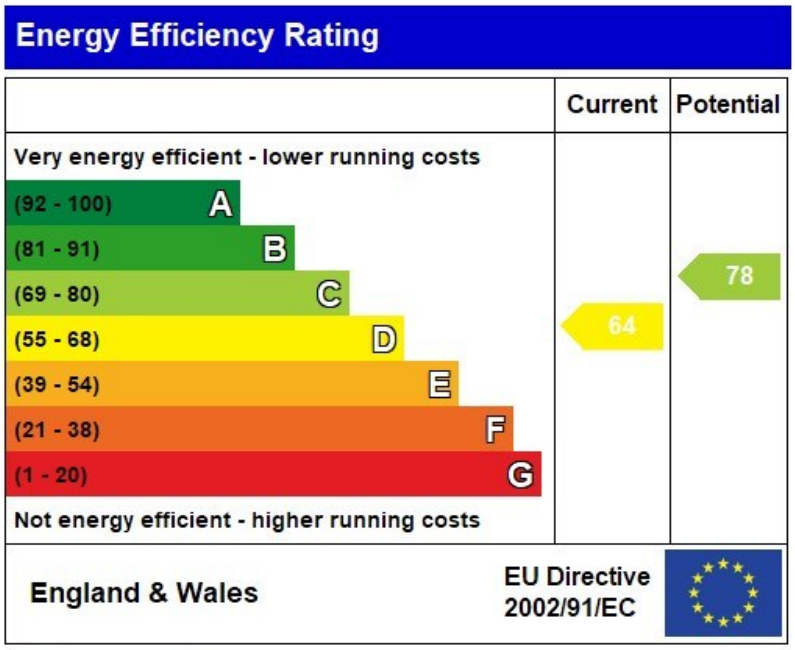
Mains Electricity. Mains Gas. Mains Water. Mains Drainage. Gas Central Heating. These services and related appliances have not been tested.

COUNCIL TAX

BAND D - £2,443.00 for 2026/27. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING

EPC - Band D



RRN: 2911-4108-2706-0001-2192

Station Road, Dersingham, King's Lynn, Norfolk, PE31 6PR

Illustration for identification purposes only. Measurements are approximate. Not to scale

Tenure: Freehold. Vacant possession upon completion.

Viewing: Further details and arrangements for viewing may be obtained from the appointed selling agents, **L A N D L E S**

Negotiations: All negotiations in respect of this property are to be carried out strictly via the Agents, **L A N D L E S**

***Anti-Money Laundering Directive*:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

Offer Referencing: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Referral Fees: In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

Since 1856

SELLING & LETTING

Town Country Coastal

property in King's Lynn and the coastal & rural villages of North & West Norfolk

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