

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
Heacham,
King's Lynn,
Norfolk, PE31 7EP

01485 524544

Info@landles.co.uk

www.landles.co.uk



A mature detached bungalow that has been extended, to provide spacious accommodation including: Entrance Hall, Living Room, Kitchen, Garden/Dining Room, Utility, Rear Entrance Porch, Three Double Bedrooms and a Newly Created Bathroom. The property which benefits from gas central heating and UPVC double glazing has gardens to the front and sides, off-road parking and an adjoining single garage.

The property is situated in a popular 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.

Centre Crescent, Dersingham, Norfolk, PE31 6JS

Price - £335,000 Freehold

UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR TO:-

PORCH

With UPVC double glazed windows to front, quarry tiled floor, power point. Double glazed aluminium door to:-

ENTRANCE HALL

Textured & coved ceiling, access to roof space, ceramic plank style floor tiling, power points, telephone socket, double radiator. Doors to Living Room, Bedrooms and Bathroom.

BEDROOM ONE

13' 11" max x 12' 3" max (4.24m max x 3.73m max)

Textured & coved ceiling, power points, television point, double radiator, UPVC double glazed windows to front and side, open fireplace set in a tiled surround and hearth.

BEDROOM TWO

12' 6" max x 12' 1" max (3.81m max x 3.68m max)

(max room measurements excluding fitted wardrobe) - Textured & coved ceiling, power points, double radiator, UPVC double glazed windows to front, fitted wardrobe with sliding doors.

BEDROOM THREE

12' 1" max x 11' 3" max (3.68m max x 3.43m max)

Textured & coved ceiling, power point, double radiator, UPVC double glazed window to side.

BATHROOM

8' 7" max x 8' 4" max (2.62m max x 2.54m max)

A newly created and fitted bathroom including, skimmed ceiling with inset spotlights, ceiling extractor, tiled floor, UPVC double glazed window to garden room, full height ceramic wall tiling, chrome heated towel rail with integral radiator. Suite comprising; panelled bath with mixer tap and shower attachment over, built-in shower cubicle with fitted system mixer shower along with overhead rain rose, pedestal wash hand basin, low level WC.

LIVING ROOM

18' 5" max x 12' 2" max (5.61m max x 2.71m max)

Skimmed & coved ceiling, power points, telephone socket, vertical bar radiator, UPVC double glazed windows to side, open fireplace set in a tiled surround and hearth. Door to:-

KITCHEN

12' 1" x 11' 10" (3.68m x 3.61)

Textured ceiling, tiled floor, power points, vertical bar radiator, UPVC double glazed window to rear, plumbing provision for dishwasher. Range of matching wall and base units with round-edged work surfaces over, tiled splash-backs, stainless steel sink unit with single drainer and mixer tap over, built-in electric double oven, built-in ceramic hob with a cooker hood set in a pull-out canopy over. Double glazed white aluminium door to:-

GARDEN/DINING ROOM

15' 10" x 9' 9" (4.83m x 2.97m)

Textured ceiling, power points, two double radiators, UPVC double glazed windows to rear, personnel door to garage, double glazed white aluminium door to rear. UPVC door to rear entrance porch. Door to:-

UTILITY ROOM

6' 9" x 5' 4" (2.06m x 1.63m)

A newly created room with textured ceiling, light/extractor, tiled floor, power points, vertical bar radiator, plumbing provision for washing machine, round-edged work surface with tiled splash-back, wall mounted gas fired boiler supplying domestic hot water and radiators.

REAR ENTRANCE PORCH

9' 4" x 4' 3" (2.84m x 1.30m)

Power points, UPVC double glazed window to rear. UPVC double glazed door to side courtyard.

OUTSIDE

FRONT

The property has a walled frontage with a driveway opening giving vehicular access to the brick-weave parking and garage. The garden is laid mainly to lawn with borders containing mature shrubs and plants. Brick-weave driveway across the front of the bungalow to gates at either side giving pedestrian access to the rear.

GARAGE

17' 0" max x 9' 1" max (5.18m max x 2.77m max)

Up and over door, power and lighting, window to rear, personnel door to Garden/Dining Room.

REAR

Enclosed brick-weave courtyard areas to both sides with. The left side has a timber garden shed and the right side also has a timber garden shed. Wide brick-weave path across the rear of the bungalow with a stone chipping border that links the two sides. Outside tap.

DIRECTIONS

From Dersingham War Memorial at the traffic lights, head South along Lynn Road and take the first left into Post Office Road. Take the next right into Centre Vale and then the first left into Centre Crescent. The property will be found further along on the right hand side.

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 (2026/27). Borough Council of King's Lynn & West Norfolk.

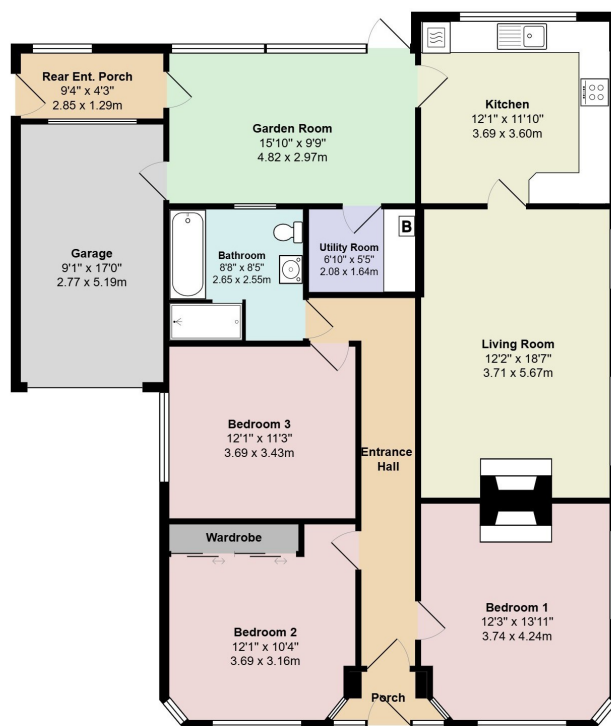
ENERGY PERFORMANCE RATING

EPC - Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		







All measurements are approximate and for display purposes only
Total Area: 1308 ft² ... 121.5 m² (excluding garage)

Centre Crescent, Dersingham, King's Lynn, Norfolk, PE31 6JS

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, **LANDLES**

Negotiations: All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

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.

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SELLING & LETTING

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

KING'S LYNN OFFICE:

Blackfriars Chambers, Blackfriars Street, King's Lynn PE30 1NY

t: 01553 772816

COASTAL OFFICE:

32 High Street, Heacham, Norfolk PE31 7EP

t: 01485 524544

e: info@landles.co.uk

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