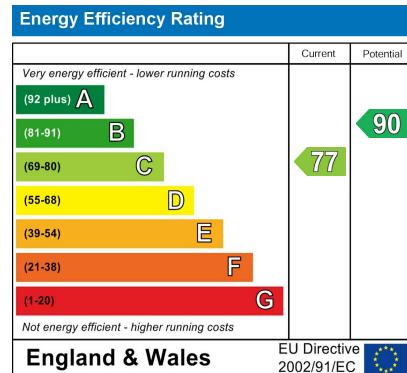


DIRECTIONS

Sat Nav: PE31 6PS



www.brittons.net



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



11 Valley Rise Dersingham King's Lynn Norfolk PE31 6PS

**BEAUTFULLY PRESENTED SPACIOUS FOUR BEDROOM CHALET WITH
DRIVEWAY PARKING AND A CARPORT**

King's Lynn

£365,000 Freehold

01553 69282
sales@brittons.net





ENTRANCE HALL

Wooden flooring, double radiator, stairs to first floor landing. Doors leading to kitchen, utility, bathroom, living room, bedroom four, and glazed panel doors leading to the study.

13'3" x 8'11" (4.04m x 2.72m)

STUDY

Laminate flooring, double radiator, window to the front aspect and double panel doors leading into the conservatory.

13'8" x 8'11" (4.17m x 2.72m)

CONSERVATORY

Laminate flooring, double glazed with a UPVC roof, sliding door to the outside.

9'10" x 9'3" (3.00 x 2.84)

BEDROOM FOUR

Radiator and window to the front aspect.

13'3" max x 9'3" max (4.06 max x 2.84 max)

KITCHEN

Range of wall, base and drawer units with round edge worktop over. Breakfast bar. Tiled splash backs. One and half bowl stainless steel sink with drainer and mixer tap over, two built in electric ovens, built in ceramic hob with stainless steel back splash and a circular black glass extractor over. Plumbing for a dishwasher. Wall unit housing gas fired boiler. Tiled floor. Spot lights. Window to the side aspect and a radiator.

8'11" x 4'1" min (2.72m x 1.27m min)

UTILITY

Tiled flooring, inset spot lights, tiled walls. Window to the conservatory. Plumbing provision for washing machine.

6'3" min opening to 9'6" max x 6'11" max (1.91m min opening to 2.90m max x 2.11 max)

BATHROOM

Three piece suite comprising of a P shaped bath with mixer tap and shower over, W.C. and pedestal hand wash basin. Tiled splash back. Laminate flooring, heated towel rail and window to the side aspect. Inset spot lights.

26'2" x 10'11" max (7.98m x 3.35m max)

LOUNGE

Wooden flooring, window to the rear aspect, double radiator, feature fireplace with inset wood burner standing on a tiled hearth. Room opens through into the dining room.

12'11" x 10'7" (3.94m x 3.23m)

DINING ROOM

Wooden flooring, lantern skylight with integral blind, double radiator, double glazed doors to rear garden and a second set of double glazed doors leading to the snug.

11'5" x 9'6" (3.48m x 2.90m)

SNUG

Lantern skylight with integral blind, one double radiator and one single radiator. Window to the rear aspect.

LANDING

Access to roof space and doors to all rooms

12'11" max x 10'11" (3.94m max x 3.33m)

BEDROOM ONE

Window to the rear aspect, two built in wardrobes and a double radiator.

12'9" max x 10'7" (3.91m max x 3.25m)

BEDROOM TWO

Window to the front aspect, two built in wardrobes with double doors and a radiator.

10'0" max x 6'7" max (3.05m max x 2.01m max)

BEDROOM THREE

Laminate flooring, two velux skylights, single radiator and airing cupboard housing hot water cylinder.

11'8" max x 2'3" min opening to 4'9" max (3.56m max x 0.71m min opening to 1.45m max)

SHOWER ROOM

Three piece suite comprising of a shower cubicle with full height ceramic wall tiling and mixer shower, ceiling extractor fan, hand wash basin with tiled splashback set on a vanity unit and a W.C. Laminate flooring and window to the side aspect. Single radiator.

19'7" x 11'6" (5.99m x 3.53m)

FRONT OF PROPERTY

Mainly laid to lawn with borders containing established shrubs and plants. Concrete car standing to the left of the gate with pedestrian access to the rear garden. Gravel driveway with access to the car port.

CAR PORT

Door to both workshop and door into kitchen. Outside tap and a polycarbonate roof.

MOTIVATED VENDOR Located in the charming area of Valley Rise, Dersingham, this delightful detached chalet offers a perfect blend of modern living and classic comfort. Built in 1960, the property has been thoughtfully designed to provide bright and spacious rooms, making it an ideal family home. As you enter, you are welcomed by an open plan lounge and dining area, which is enhanced by lantern skylights that flood the space with natural light, creating a warm and inviting atmosphere. The modern, well-equipped kitchen is perfect for culinary enthusiasts, providing ample space for meal preparation and entertaining. This property boasts three reception rooms, including a snug that offers a cosy retreat for relaxation. The study provides a quiet space for work or study, while the conservatory invites you to enjoy the beauty of the garden throughout the year. The accommodation comprises four well-proportioned bedrooms, with one conveniently located on the ground floor, making it suitable for those who prefer to avoid stairs. The ground floor also features a family bathroom, while the first floor is home to a further shower room, ensuring convenience for all residents. With its spacious layout and modern amenities, this chalet is perfect for families seeking a comfortable and stylish home in a peaceful setting. Don't miss the opportunity to make this lovely property your own.



