





Philip Nurse Road, Dersingham King's Lynn PE31 6WH

william h brown

Welcome to

Philip Nurse Road, Dersingham King's Lynn

Dersingham is a popular West Norfolk village situated on the edge of the Royal Sandringham Estate, offering a convenient range of local amenities and excellent access to the surrounding countryside and North Norfolk coast. Hunstanton, Heacham, Snettisham and the wider coastal area are all within easy reach. This detached bungalow offers the appeal of single-storey living, with a practical layout including two bedrooms, a lounge/diner and a conservatory providing additional living or relaxing space. The fitted kitchen and shower room complete the accommodation. Outside, the property benefits from a driveway leading to a useful carport and garage, while the lawned front garden creates an attractive approach. The enclosed rear garden provides a private outdoor space for relaxing, gardening or entertaining. With its combination of detached accommodation, useful parking and a desirable village setting, this property offers an opportunity to enjoy a relaxed West Norfolk lifestyle close to both countryside and coast. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



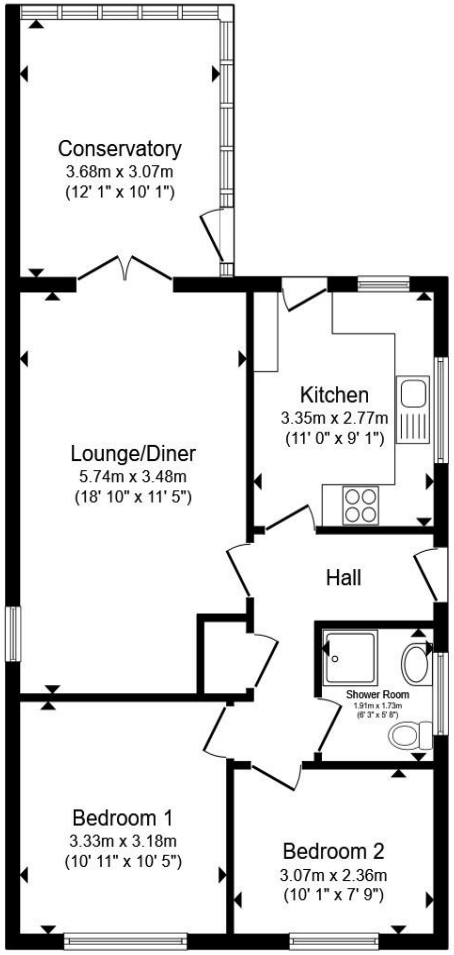












Hallway

Kitchen

Lounge / Dining Room

Conservatory

Bedroom One

Bedroom Two

Shower Room

Total floor area 58.8 m² (633 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

Welcome to

Philip Nurse Road, Dersingham King's Lynn

- Detached bungalow
- Popular village of Dersingham
- Two bedrooms
- Lounge/diner
- Conservatory
- Fitted kitchen
- Driveway, carport and garage
- Enclosed rear garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£300,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107213

The Property Ombudsman

Property Ref:
HUN107213 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01485 534506

hunstanton@williamhbrown.co.uk

40 Westgate, HUNSTANTON, Norfolk, PE36 5EL

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.