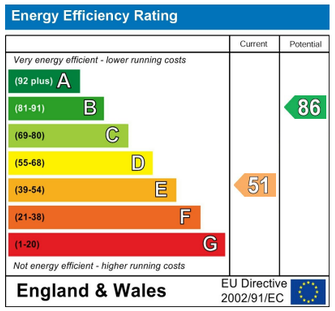
DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 1st exit signposted Hunstanton onto the A149. Continue along this road and at the roundabout take the 2nd exit signposted Dersingham, drive past the Co-Op store on the left then take the next right onto Post Office Road., next right onto Centre Vale, then the first left onto Centre Crescent, follow the road round, then turn left where the property can be found on the right hand side easily identified by our For Sale board.



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: 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.

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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.

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DERSINGHAM
Dersingham is a welcoming village in West Norfolk that offers a convenient blend of everyday amenities and access to beautiful natural surroundings. Residents benefit from a range of local facilities, including a supermarket, independent shops, cafés, a pharmacy, medical services, and a primary school, making it well suited to families, retirees, and professionals alike. The village enjoys excellent transport links to King's Lynn and the North Norfolk coast, while nearby attractions such as Sandringham Estate, Dersingham Bog National Nature Reserve, and Roydon Common provide outstanding opportunities for walking, cycling, and wildlife watching. With its strong sense of community, regular local events, and proximity to both countryside and coastline, Dersingham offers an attractive lifestyle that combines rural charm with everyday convenience.

LOUNGE/DINER 22'0"x 14'5" (6.71x 4.39)
Laminate flooring. Two column radiators. Stairs to first floor. Double aspect windows to front and side aspects.

KITCHEN 14'6" x 11'3") (4.42 x 3.43))
Range of wall, base and drawer units with worktops over. Inset composite sink. Space for dishwasher, washing machine and fridge/freezer. Double radiator. Vinyl flooring. Window to side aspect. Door to rear garden.

CLOAKROOM
Two piece suite comprising wash hand basin and w.c. Tiled floor. Extractor fan.

LANDING
Access to loft. Window to front aspect.

BEDROOM 1 11'3" x 10'9") (3.43 x 3.28))
Fitted carpet. Radiator. Window to front aspect.

BEDROOM 2 10'10" x 7'2" (3.30 x 2.18)
Fitted carpet. Column radiator. Window to rear aspect.

BATHROOM 7'10" x 6'9" (2.39 x 2.06)
Three piece suite comprising bath with electric shower over, wash hand basin and w.c. Vinyl floor. Airing cupboard. Radiator. Window to rear aspect.

GARAGE 22'3" x 9'10" (6.78 x 3.00)
Up and over door. Light and power. Personal door to side and rear.

FRONT GARDEN
Laid to shingle with parking and side access to the garage.

REAR GARDEN
Mainly laid to lawn with shrub borders and decking area.

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

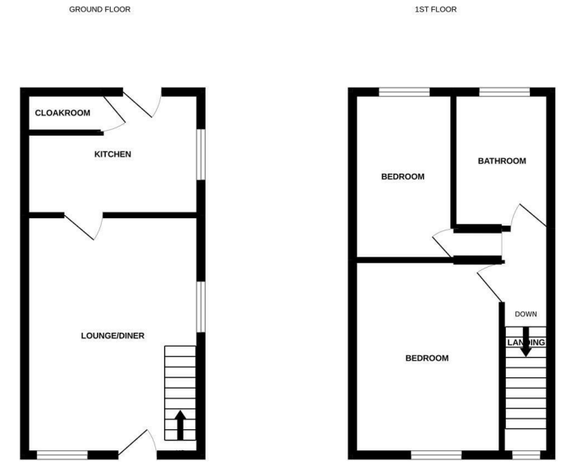
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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** NO UPWARD CHAIN** Welcome to this charming terraced house located in the desirable area of Centre Vale, Dersingham. This well-presented property is an ideal first-time home, offering a perfect blend of comfort and convenience. Upon entering, you will find a welcoming reception room that provides a lovely space for relaxation and entertaining. The house boasts two bedrooms, which are perfect for a small family or for those looking to create a comfortable guest space. The bathroom is well-appointed, ensuring that all your needs are met. There is side access to the garage, providing additional storage or workspace options. Furthermore, the driveway parking accommodates multiple vehicles, making it easy for you and your guests to come and go with ease. Situated in a sought-after location, this home is close to local amenities and offers a friendly community atmosphere. Whether you are looking to enjoy peaceful walks in the surrounding area or take advantage of nearby shops and services, this property is ideally positioned to meet your lifestyle needs. In summary, this terraced house in Centre Vale is a fantastic opportunity for first-time buyers or those seeking a comfortable and well-located home. With its appealing features and convenient access, it is sure to attract interest. Do not miss the chance to make this delightful property your own.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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