





Chestnut Close, Dersingham King's Lynn PE31 6JU

william h brown

Welcome to

Chestnut Close, Dersingham King's Lynn

Tucked away at the end of a peaceful cul-de-sac in the popular village of Dersingham, this detached bungalow offers both space and potential, with the added advantage of no onward chain. The accommodation is well-proportioned throughout and includes an entrance hall, a bright lounge, a separate dining room, a fitted kitchen and a conservatory overlooking the garden. There are two comfortable double bedrooms and a bathroom, creating a practical and versatile layout for couples, small families or downsizers. Outside, the bungalow sits on a good-sized plot with gardens to the front and rear, providing plenty of scope for gardening or outdoor relaxation. A driveway leads to a garage/workshop, adding extra practicality for storage or hobbies. With gas central heating and double glazing already in place, this is a home that's ready for its next chapter in a sought-after location close to Sandringham and the North Norfolk 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.















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.focalagent.com

Lounge
18' 2" x 11' 10" (5.54m x 3.61m)

Dining Room
9' 4" x 8' 10" (2.84m x 2.69m)

Kitchen
10' 9" x 8' 11" (3.28m x 2.72m)

Conservatory
10' x 8' 5" (3.05m x 2.57m)

Bedroom One
10' 7" x 10' (3.23m x 3.05m)

Bedroom Two
11' 10" x 9' 6" (3.61m x 2.90m)

Shower Room

Garage
22' 11" x 8' (6.99m x 2.44m)

Agents Note:
The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Welcome to

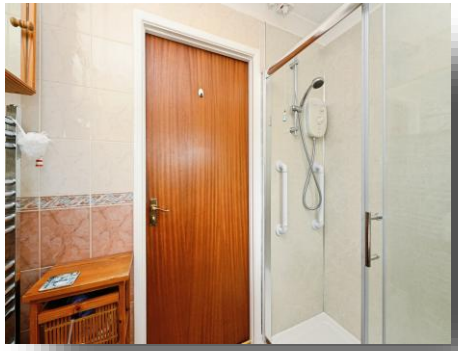
Chestnut Close, Dersingham King's Lynn

- Detached bungalow in popular Dersingham
- Peaceful cul-de-sac location
- Two double bedrooms and bathroom
- Lounge, dining room, kitchen and conservatory
- Good-sized gardens to front and rear
- Driveway parking and garage/workshop
- Gas central heating and double glazing
- No onward chain

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

£315,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN106853

The Property Ombudsman

Property Ref:
HUN106853 - 0017

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.

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