

# LANDLES

## COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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**\*\*NO ONWARD CHAIN\*\*** A mature detached bungalow offering accommodation including; Entrance Hall, Kitchen, Lounge/Dining Room, Two Double Bedrooms and Bathroom. The property which benefits from UPVC double glazing and thermostatic electric heating, has gardens to the front and rear along with off-road parking and a detached single garage.

The property is situated off a private road, in a popular non-estate position close to the centre of 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.

**Pansey Drive, Dersingham, Norfolk, PE31 6PX**

**Price - £275,000 Freehold**

## **UPVC DOUBLE GLAZED DOOR AT THE SIDE TO:-**

### **ENTRANCE HALL**

Textured and coved ceiling, access to roof space, vinyl floor covering, power points, wall-mounted Dimplex thermostatic electric heater. Doors to:-

### **KITCHEN**

**10' 11" max x 9' 11" max (3.33m max x 3.02m max)**

Textured and coved ceiling, vinyl floor covering, power points, wall-mounted Dimplex thermostatic electric heater, UPVC double glazed window to rear, plumbing provision for washing machine, fitted storage cupboard. Range of matching base units with work surfaces over, composite back-splash, one and a half bowl sink unit with single drainer and mixer tap over, tiled splash-back, built-in two ring electric hob. UPVC double glazed door to rear.

### **LOUNGE/DINING ROOM**

**15' 11" x 10' 11" (4.85m x 3.33m)**

Textured and coved ceiling, vinyl floor covering, power points, television point, telephone socket, two wall-mounted Dimplex thermostatic electric heaters, UPVC double glazed windows to the side and front.

### **BEDROOM ONE**

**12' 4" x 10' 1" max (3.76m x 3.07m max)**

Textured and coved ceiling, vinyl floor covering, power points, wall-mounted Dimplex thermostatic electric heater, UPVC double glazed window to front.

### **BEDROOM TWO**

**9' 11" x 9' 11" (3.02m x 3.02m)**

Textured and coved ceiling, vinyl floor covering, power points, wall-mounted Dimplex thermostatic electric heater, UPVC double glazed window to rear.

### **BATHROOM**

**7' 5" max x 6' 11" max (2.26m max x 2.11m max)**

Textured and coved ceiling, vinyl floor covering, wall-mounted electric heater, UPVC double glazed window to side, airing cupboard housing hot water cylinder. Suite comprising; panelled bath with full height tiled surround, pedestal wash hand basin with tiled splash-back, low level WC.

## **OUTSIDE**

### **FRONT**

Garden area laid partly to shingle with borders containing mature shrubs and plants. Brick weave driveway providing car-standing and giving access to the garage at the rear.

### **GARAGE**

**17' 7" x 9' 8" max (5.36m x 2.95m max)**

Power roller door, power and lighting, window to rear, personnel door to rear garden.

### **REAR**

An enclosed garden laid partly to lawn with borders containing a large variety of mature shrubs and plants. Paved patio area and outside tap. Paved path down the side of the garage to a gate giving access to a further small garden area behind the garage.

**DIRECTIONS**

From the traffic lights at the centre of Dersingham, proceed along Hunstanton Road passing the newsagents/post office on your left and then take the next left into Glebe Road. Continue to the very bottom and turn right into the second part of Pansey Drive which is a private road.

**SERVICES**

Mains Electricity. Mains Water. Mains Drainage. Electric Heating. These services and related appliances have not been tested.

**COUNCIL TAX**

BAND C - £2076.14 for 2025/26. Borough Council of King's Lynn & West Norfolk.

**ENERGY PERFORMANCE RATING**

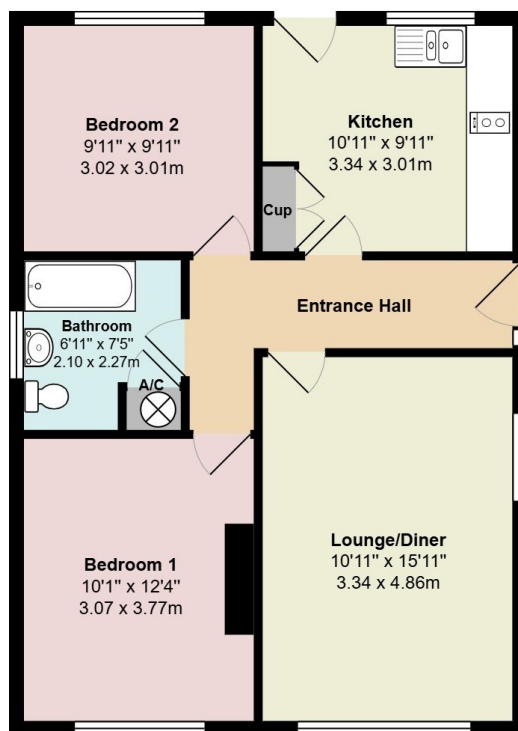
EPC - Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		









Total Area: 653 ft² ... 60.7 m²

All measurements are approximate and for display purposes only

## Pansey Drive, Dersingham, King's Lynn, Norfolk, PE31 6PX

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.

**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

# LANDLES

Since 1856

## SELLING & LETTING

**Town Country Coastal**

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

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