LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
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NO ONWARD CHAIN A mature detached bungalow offering accommodation including; Entrance Lobby, Entrance Hall, Kitchen, Lounger/Diner, Three Bedrooms (Two Doubles), Conservatory, Utility, Bathroom, WC and Inner Hall. The property which benefits from UPVC double glazing and gas central heating, has mature gardens all around, along with off-road parking and a detached single garage.

The property is situated at the end of a shared drive, 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.

Woodside Avenue, Dersingham, PE31 6QE

Guide Price - £375,000 Freehold

UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE LOBBY
Textured and coved ceiling, tiled floor. Glazed panelled door with glazed panelled surround to:-

ENTRANCE HALL
Textured and coved ceiling, power points, single radiator, access to roof space. Doors to Kitchen, Bedrooms, Lounge/Diner and Bathroom.

KITCHEN
9' 1" x 10' 8" (2.77m x 3.25m)
Textured and coved ceiling with inset spotlights, laminate flooring, power points, single radiator. Range of matching wall and base units with round edged work surfaces over, tiled splash-backs, single bowl stainless steel sink unit with mixer tap over, built-in gas hob, built-in electric oven, space for fridge, UPVC double glazed window to front. Opening through to:-

UTILITY ROOM
7' 11" x 10' 1" (2.41m x 3.07m)
Textured and coved ceiling, laminate flooring, power points, single radiator. Range of matching wall and base units with round edged work surfaces over, tiled splash-backs, single bowl stainless steel sink unit with single drainer and mixer tap over, space for fridge, plumbing provision for washing machine, wall mounted gas fired boiler supplying domestic hot water and radiators, UPVC double glazed window to front. Door to:-

INNER HALL
Textured and coved ceiling, power point, single radiator, access to roof space, UPVC double glazed door to side. Door to:-

CLOAKROOM
3' 1" x 7' 11" (0.94m x 2.41m)
Textured and coved ceiling, single radiator, vinyl floor covering, part tiled walls, UPVC double glazed window to rear, wash hand basin, low level WC.

BEDROOM ONE
11' 2" max x 10' 9" max (3.4m max x 3.28m max)
Textured and coved ceiling, power points, single radiator, built-in storage cupboard, UPVC double glazed window to side.

BEDROOM TWO
13' 3" max x 9' 1" max (4.04m x 2.77m)
Textured and coved ceiling, power points, single radiator, built-in storage cupboard, UPVC double glazed window to front.

BEDROOM THREE
9' 1" x 9' 1" (2.77m x 2.77m)
Textured and coved ceiling, power points, telephone socket, single radiator, UPVC double glazed double doors to rear.

BATHROOM
7' 1" x 9' 1" (2.16m x 2.77m)
Textured and coved ceiling, tiled floor, chrome heated towel rail, vanity combination unit with inset wash hand basin and vanity surface with cupboards under and matching wall units, part tiled walls, UPVC double glazed window to front. Suite comprising; Panelled bath with tiled splash backs, built-in shower cubicle, wash hand basin, low level WC with concealed cistern. Door to linen cupboard.

LOUNGE/DINER
16' 7" max x 16' 0" max (5.05m max x 4.88m max)
Textured and coved ceiling, power points, television socket, double radiator, wood burner set in a brick fireplace with stone hearth, UPVC double glazed window to side. Sliding double glazed double doors to:-

CONSERVATORY
14' 2" x 10' 6" (4.32m x 3.2m)
UPVC double glazing over brick base, glass roof, power points, two double radiators. UPVC Double glazed double doors to rear:-

OUTSIDE

FRONT
The garden is enclosed by hedges and wooden panelled fencing and laid mainly to grass with inset mature shrubs and trees. There is a patterned concreate area across the front and part of the side, supplying ample car standing and giving access to the detached single garage.

GARAGE
Up and over door, power and lighting, personnel door to side.

REAR AND SIDE
The garden is enclosed by hedges and wooden panelled fencing and laid mainly to grass with inset mature shrubs and trees.

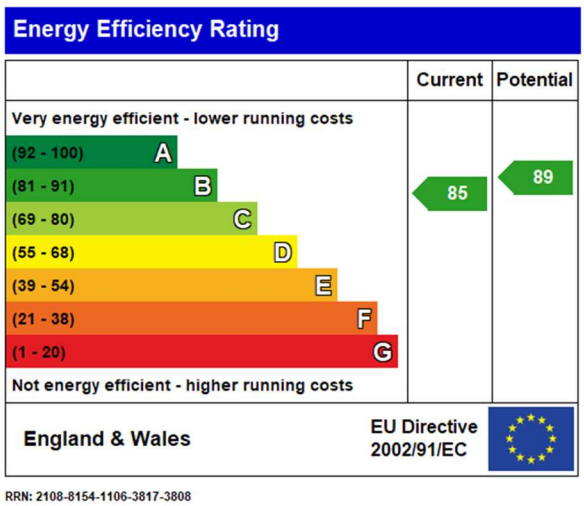
DIRECTIONS
From the traffic lights at "Tropics" Fish and Chips, head towards Ingoldisthorpe on Lynn Road. In a few hundred yards after Thaxters, take the next left onto Woodside Avenue. The property will be found further along on the right.

SERVICES
Mains Electricity. Mains Gas. Mains Water. Mains Drainage. Gas Central Heating. These services and related appliances have not been tested. (Vendor has advised us that the solar panels are owned and benefit from an annual feed in tariff)

COUNCIL TAX
BAND D - £2443.00 for 2026/27. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING

EPC - Band B





































Total Area: 1204 ft² ... 111.8 m²

All measurements are approximate and for display purposes only

Woodside Avenue, Dersingham, King's Lynn, Norfolk, PE31 6QE

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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