

5 Shernborne Road, Dersingham



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Dersingham
PE31 6JA

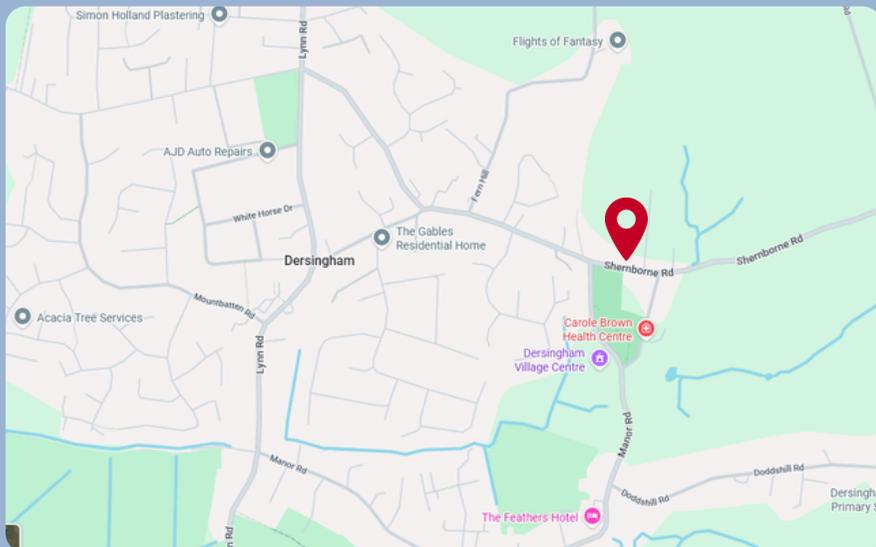
Guide Price
£260,000



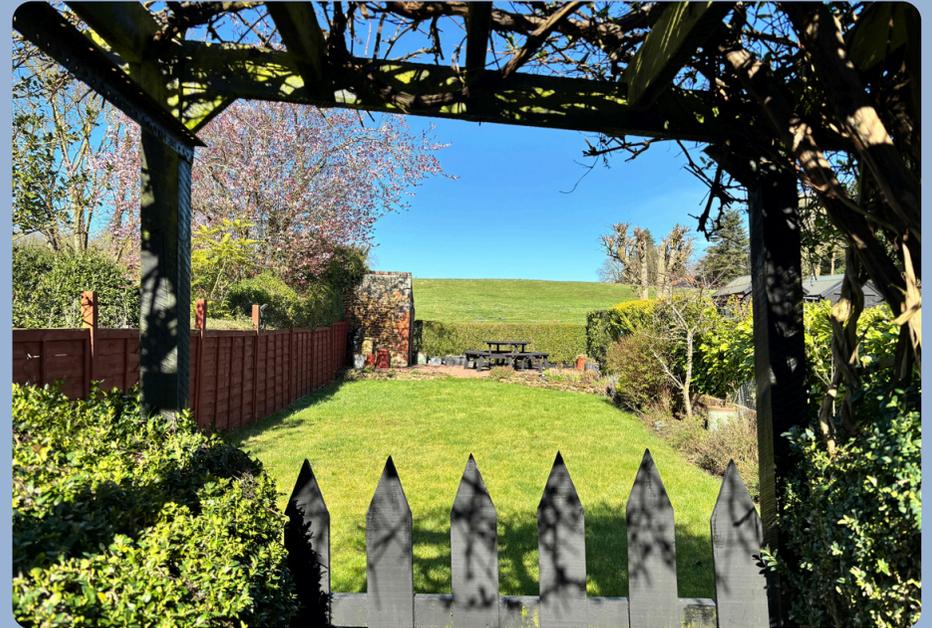
Delightful cottage on the edge of the village

Location

The property is located in the centre of the large coastal village of Dersingham.



2 5 Sherborne Road, Dersingham



Situation and Direction

Dersingham is a large village situated next to the Royal Estate of Snadringham and within easy reach of the North Norfolk Coast. A well serviced village with supermarket, local shop and garden centre. Also having local GP Surgery and chemist as well as many locally owned small businesses offering a range of services.

For those who enjoy the great outdoors there are many countryside walks on the doorstep and with the coast being only a short drive away. There are many golf courses in the area including Heacham Manor and Old Hunstanton.

This is a great opportunity to live in a popular village setting, providing peace with the benefit of local facilities and the beautiful North Norfolk coastline on the doorstep.

The closest Main train line links are available from King's Lynn to Londons King's Cross. Approximately 14 miles away.



Cruso & Wilkin

Description

Beautifully presented throughout this period cottage is the ideal country retreat. Retaining many period features including solid wooden doors with original latches.

Situated on Shernborne Road on the edge of the village close to the church. Entrance door directly from the street opens in to the spacious living / dining room with logburner. The well appointed kitchen and bathroom are also on the ground floor.

The first floor holds the two bedrooms with the first being to the front and of a generous size.

From the rear door of the property there is private patio area, across the shared access path is a sizeable and extremely pleasant enclosed garden with brick outhouse. The field to the rear is owned by the Crown and is often home to cows or sheep.



Accommodation Details

Ground Floor

Living / Dining Room (7.06m x 3.84m 23'2" x 12'7"):

Solid wooden entrance door and upvc double glazed window to the front aspect. Brick fireplace with wooden mantle and tiled hearth housing wood burner. Two wall mounted radiators and three wall mounted lights. Storage cupboard and stairs to first floor behind door. Door to the rear aspect and door leading into kitchen.

Kitchen (3.50m x 1.93m 11'6" x 6'4")

Window to the side aspect. Tiled flooring and part tiled walls. Range of matching wall and base units with worktop over. 1.5 Stainless steel sink and drainer unit with hot and cold tap over. Integrated electric oven with four ring hob over also having extractor hood and light over. Space for fridge freezer. Door to bathroom.

Bathroom

Obscured window to the side aspect. Tiled flooring and part tiled walls. Three piece white bathroom suite comprising of; pedestal hand wash basin with hot and cold taps over, W.C., bath with hot and cold taps over also having thermostatic shower and glass shower screen. Heated towel rail.



First Floor

Landing:

Window to the rear aspect and doors to both bedrooms.

Bedroom One (3.84m x 3.65m 12'7" x 12')

Window to the front aspect and radiator.

Bedroom Two (3.20m x 2.95m 10'6" x 9'8")

Window to the rear aspect and radiator.

Exterior Details

Rear Patio

Directly from the back door is a private patio area with brick storage shed that houses the gas boiler. Gated access to rear path which leads to end of terrace and shared parking area.

Garden

Enclosed by fencing and hedging, mainly laid to lawn with shrub and floral borders. Patio area to rear with brick outhouse.





Boundaries, Plans, Areas, Schedules and Disputes

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the Vendors Agent whose decision acting as Experts shall be final.

Viewing and Health & Safety

Viewing is strictly by prior appointment only with the Vendors Agent, Cruso & Wilkin. For your own personal safety, we would ask you to be as vigilant as possible when making an inspection.

Services

The property benefits from mains electricity, mains water and drainage, mains gas fired central heating.

Tenure

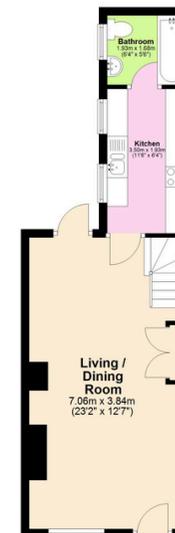
The property will be sold with vacant possession being provided upon completion.

Measurements

All measurements and areas are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Floor Plan

Ground Floor
Approx. 37.5 sq. metres (403.6 sq. feet)



First Floor
Approx. 27.3 sq. metres (294.1 sq. feet)



Total area: approx. 64.8 sq. metres (697.7 sq. feet)

Local authority

Borough Council of King's Lynn & West Norfolk
King's Court
Chapel Street
King's Lynn
PE30 1EX

Telephone: 01553 616200

Council Tax

The Council Tax Band for this property is B with the Council Tax payable for 2025 to 2026 is £1900.11

Energy Performance Certificate

5 Shernborne Road, Dersingham D rating.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	66 D
39-54	E		
21-38	F		
1-20	G		

Money Laundering Regulations

Under the provisions of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Tenants are required to identify themselves and provide (a) photographic ID and (b) proof of address, together with proof of funds on acceptance of let.

Important Notice

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, utilities, fixtures or fittings have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective parties are advised to check measurements for any particular purpose.

No assumptions should be made with regard to photographs. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin or the Landlord.



Nicola Lee
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