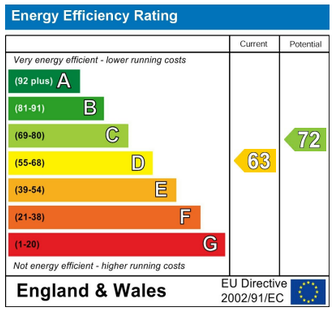
DIRECTIONS

SATNAV: PE31 6UU



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

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

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"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.

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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.

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19 Reynolds Way Dersingham PE31 6UU

TWO BEDROOM DETACHED BUNGALOW WITH GARAGE AND DRIVEWAY PARKING

Dersingham **£270,000 Freehold**

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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.

ENTRANCE HALL
Entrance from the side of the property, carpeted, radiator, doors to kitchen, lounge, bathroom and bedrooms one and two.

LOUNGE 18'7" x 11'5" (5.66m x 3.48m)
Carpeted, gas fire with marble surround, radiator, window to side aspect, access to dining room.

DINING ROOM 10'11" x 9'11" (3.33m x 3.02m)
Carpeted, radiator, door to utility room, and French doors to conservatory.

ULTILTY ROOM
Tiled floor, plumbing for washing machine, loft hatch, window to rear, doors to WC, kitchen and external door to side of property.

W C
Tiled flooring, WC and hand basin, window to side aspect.

KITCHEN 10'11" x 9'1" (3.33m x 2.77m)
Tiled flooring, electric cooker point, space and plumbing for dishwasher.

CONSERVATORY 10'4" x 8' (3.15m x 2.44m)
Carpeted, radiator, French doors to garden.

BATHROOM
Three piece suite comprising of a bath with shower attachment, WC and hand basin. carpeted, window to side aspect.

BEDROOM ONE 11'2" x 10'7" (3.40m x 3.23m)
Carpeted, radiator, window to front aspect.

BEDROOM TWO 9'11" x 7'10" (3.02m x 2.39m)
Carpeted, radiator, window to front aspect.

GARAGE
Single garage with up and over door, power and lighting.

IMPORTANT INFORMATION
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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.

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.

Nestled in the highly sought-after area of Reynolds Way, Dersingham, this charming detached bungalow offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is perfect for those seeking a peaceful retreat or a family home. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The kitchen, complete with a separate utility room, is both functional and practical, catering to all your culinary needs. One of the standout features of this bungalow is the lovely conservatory, which overlooks a beautifully maintained garden. This serene outdoor space, complete with a wildlife pond, is perfect for enjoying the tranquillity of nature or hosting summer gatherings. The property also boasts a garage with convenient access from the garden, equipped with power and lights, making it an excellent space for storage or hobbies. Additionally, the ample space on the driveway ensures that parking is never a concern. This delightful bungalow is not just a home; it is a lifestyle choice, offering a peaceful setting while being close to local amenities. With its attractive features and prime location, this property is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this charming bungalow your new home.
OFFERED WITH NO ONWARD CHAIN

GROUND FLOOR



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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