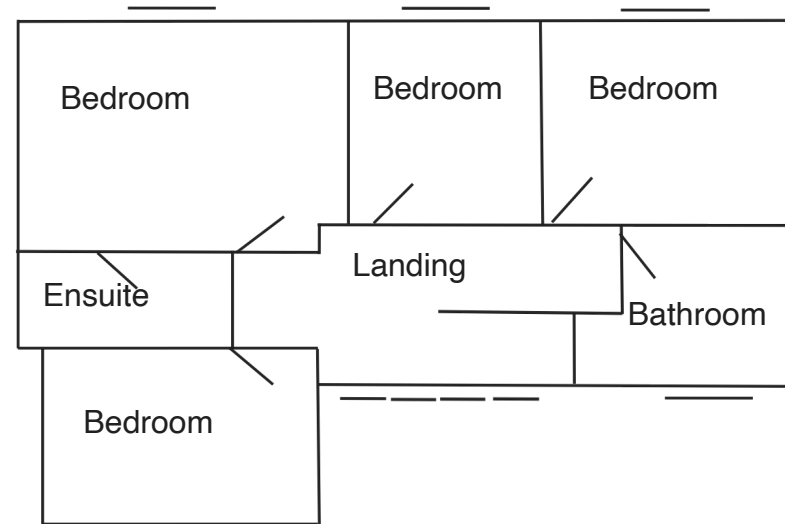
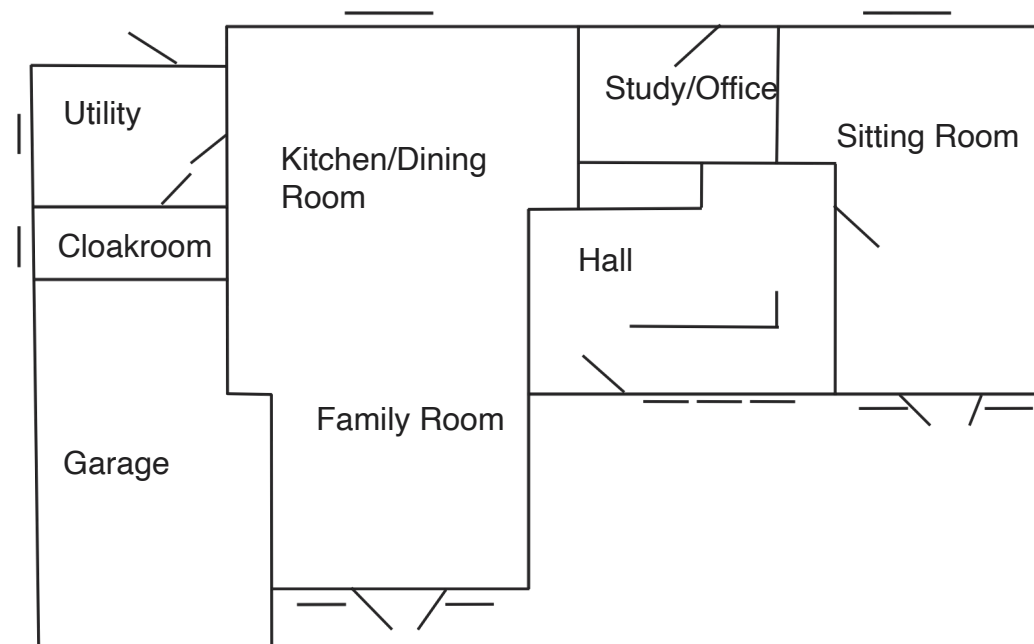


Floor Plan  
for Identification Purposes Only  
Not to Scale



### PRINCIPLE TERMS OF LETTING

1. The property is available on a six monthly Assured Shorthold Tenancy at a rental of £1750 per calendar month, payable monthly in advance, exclusive of electric, gas and council tax.
2. A deposit representing one months rent will be required on the commencement of the tenancy.
3. References will be required from an Employer, Landlord (if applicable), professional person and family acquaintance.
4. The Landlord or his Agents reserve the right to refuse any application.

email: [jill@birdsestateagents.co.uk](mailto:jill@birdsestateagents.co.uk)



tel: 01485 534560

# BIRDS

## ESTATE AGENTS

ESTABLISHED 36 YEARS



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Rent £1,750 pcm



**A four bedroom two bathroom detached new build property  
located in the centre of the village**

GROUND FLOOR  
OPEN PLAN KITCHEN/DINING/FAMILY ROOM • UTILITY ROOM • CLOAKROOM •  
SITTING ROOM • STUDY •

FIRST FLOOR  
GALLERY LANDING • MASTER BEDROOM WITH ENSUITE •  
3 FURTHER BEDROOMS • FAMILY BATHROOM

COUNCIL TAX BAND: TBC



TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

An attractive four bedroom family home accessed from Gelham Manor, located in the centre of this popular village with a variety of local amenities including junior school, supermarket, doctors surgery, pubs and restaurants, a regular bus service to Kings Lynn and Hunstanton. The Royal Sandringham Estate is also a short distance away.

The property has a spacious open plan Kitchen/Dining/Living Area with patio doors to rear garden separate utility room with door to front, cloakroom, rear entrance to light and airy hall with full height windows and stairs to galleried landing, front entrance to Office/Study area, Sitting Room with patio doors to rear garden. The ground floor has underfloor heating with individual room thermostats. First floor galleried landing main Bedroom with ensuite shower, three further bedrooms and family Bathroom.

Outside there is an integral garage, drive and space for several vehicles, garden, front pedestrian access from Lynn Road with fence and small garden area.

GROUND FLOOR

**Open Plan Kitchen/Diner/Family Room: 25’10”x13’9” max (7.91x4.23)** central island with sink unit and Quooker tap, dishwasher, base and wall units incorporating 2 ovens, microwave, 5 burner ceramic hob with extractor over, fridge/freezer, attractive window seat, dual aspect windows, patio door to rear.

**Utility Room: 8’8”x5’7” (2.66x1.71):** base and wall units, with plumbing for machine and space for tumble dryer, sink unit. door to front.

**Cloakroom:** hand basin, wc.

**Rear Entrance Hall:** rear door, full height windows, cupboard, stairs to first floor.

**Study/Office: 8’3”x8’ (2.52x2.44)** front door.

**Sitting Room: 18’6”x13’5” max (5.67x4.12):** patio doors to rear garden, dual aspect windows.

FIRST FLOOR

Galleried Landing:

**Bedroom: 14’6”x12’ (4.46x3.68):** facing front, radiator, **Ensuite Shower**, shower cubicle, hand basin, wc.

**Bedroom: 12’4”x9’6” (3.77x2.92):** facing front, radiator.

**Bedroom: 10’2”x9’2” (3.11x2.81):** facing rear, radiator,

**Bedroom: 9’6”x8’8” (2.91x2.66):** facing front, radiator

**Bathroom: 11’4” into shower cubicle x7’9” (3.48x2.41)** panelled bath, hand basin, wc, shower cubicle, towel radiator.

OUTSIDE

Driveway to integral Garage with electric door, rear lawned garden access to front shingled garden and pedestrian access to Lynn Road.

