

DIRECTIONS

From our King's Lynn office proceed out of the town on the A149 towards Hunstanton. At the roundabout take the second exit signposted Dersingham onto Lynn Road, Continue along Lynn Road past the CO-OP then for a short distance to the set of traffic lights where you turn left and the property can be found on the right hand side easily identified by our For Sale board.

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 86 |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

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.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"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.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

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.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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4 Station Road Dersingham King's Lynn, Norfolk PE31 6PP

**CONTEMPORARY MODERN FOUR BEDROOM DETACHED CHALET WITH GARAGE, DRIVEWAY
AND SPACIOUS REAR GARDEN.
NO UPWARD CHAIN**

Dersingham

£500,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE PORCH 6'11 x 5'6 (2.11m x 1.68m)
 Glazed external composite door leading onto tiled flooring with hessian foot well, column radiator and window to side aspect.

LOUNGE 15'10 x 10'9 (4.83m x 3.28m)
 Combination of tiled flooring and exposed painted floor boards, recessed shelving, electric log effect built in fire, radiator, provision for wall mounted built in TV and window to front aspect with views over playing field.

OPEN PLAN KITCHEN/DINER 21'10 x 11'10 (6.65m x 3.61m)
 Large ceramic tiled flooring, range of wall, base and drawer units with edge worktops over, recessed sink with mixer tap all set below window, all Neff kitchen appliances starting with the integrated eye level double oven with separate combi oven, in addition to the following integrated appliances electric hob, integrated dishwasher, integrated plate warmer, integrated wine cooler, integrated fridge and freezer, column Radiator, window to side aspect and bi-fold doors leading into the rear garden and patio which flood the kitchen and dining area full of natural light stairs to first floor.

UTILITY 11'7 x 7'3 (3.53m x 2.21m)
 Large ceramic tiled flooring, glazed composite door and window to side aspect leading out to the side of the property, plumbing for washing machine and tumble dryer, wall mounted boiler set within cupboard, column radiator and wall mounted clothes drier.

BEDROOM 3 11'0 x 10'10 (3.35m x 3.30m)
 Exposed painted floor boards, selection of built in shelves, radiator and window to front aspect.

BEDROOM 4 7'4 x 11'1 (2.24m x 3.38m)
 Fitted carpet, column radiator, large roof light, and full length window to rear aspect.

DOWNSTAIRS SHOWER ROOM 11'2 x 7'2 (3.40m x 2.18m)
 Extra large walk in shower enclosure with rain fall shower and hand held attachment with recessed shelving, floating twin hand basin with mixer tap and W.C. Heated towel rail, large illuminated mirror and large ceramic floor tiles.

LANDING
 Fitted carpet, storage cupboard and Velux window to rear.

MASTER BEDROOM 12'0 x 16'5 max (3.66m x 5.00m max)
 Fitted carpet, wall mounted bedside lights and window to front aspect with natural light flooding in.

EN-SUITE 11'4 x 10'9 (3.45m x 3.28m)
 Leading in from the master bedroom with large ceramic tiled flooring, heated towel rail, two built in storage cupboards, two separate floating sinks with brass mixer taps over and tiled splash backs with mirrors over, two wall mounted lights, free standing oval shaped bath with free standing brass mixer tap over plus handheld attachment, full length obscured window to rear aspect, two Velux windows and extractor fan.

BEDROOM 2 16'8 max x 8'11 x 15'5 max (5.08m max x 2.72m x 4.70m max)
 Fitted carpet, window to front and rear aspect, column radiator and eaves storage.

FRONT GARDEN
 Mainly laid patio with decorative pebbles, raised flower beds and surrounded by modern iron fencing, parking for multiple vehicles and EV charging point.

REAR GARDEN
 Fully enclosed, patio area with brick built BBQ and seating, freshly turfed lawn, patio area at end of garden with facilities for hot tub which is not overlooked, access to garage and driveway.

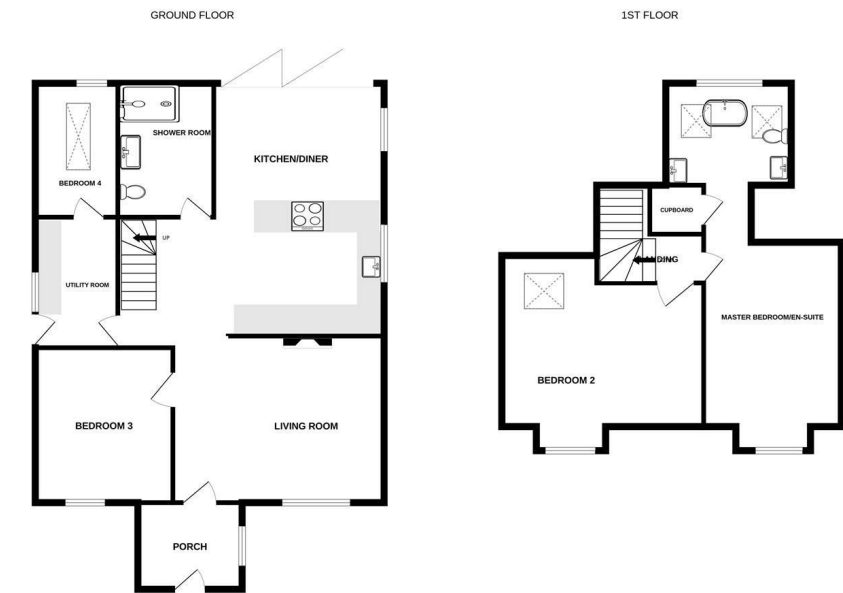
GARAGE 18'0 x 12'10 (5.49m x 3.91m)
 Powdered electric shutter door, over head storage and personnel side door to rear garden.

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Nestled in the desirable coastal village of Dersingham, King's Lynn, this stunning detached chalet offers a perfect blend of modern living and serene surroundings. Built in 2018, the property has been thoughtfully extended and finished to an exceptionally high standard, ensuring a comfortable and stylish home for its residents. Upon entering, you are greeted by a spacious reception room that serves as the heart of the home, ideal for both relaxation and entertaining. The chalet boasts of four bedrooms, with a stunning En-Suite providing ample space for family and guests. With two contemporary bathrooms, morning routines and family life are made effortless. The property is beautifully presented, showcasing a tasteful design that complements its coastal setting. The exterior features a well-maintained garden, perfect for enjoying the fresh air, while the garage and parking for multiple vehicles add to the convenience of this delightful home. This property is not just a house; it is a lifestyle choice, offering the tranquillity of village life while being close to the stunning Norfolk coastline. Whether you are looking for a family home or a peaceful retreat, this chalet is sure to impress. Don't miss the opportunity to make this exquisite property your own.



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operating efficiency can be given. Made with Metropix ©2025



