



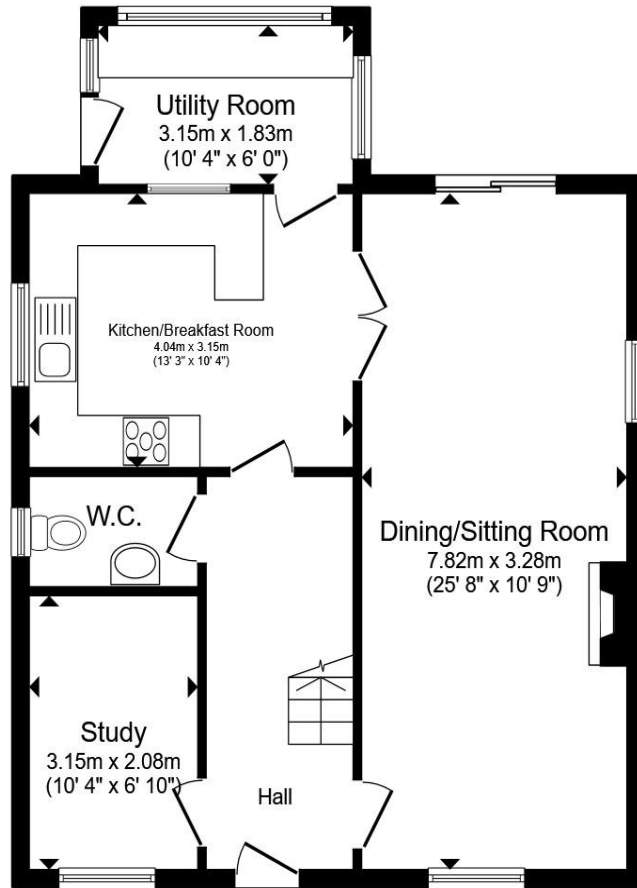
Lynn Road, Dersingham King's Lynn PE31 6LA

Welcome to

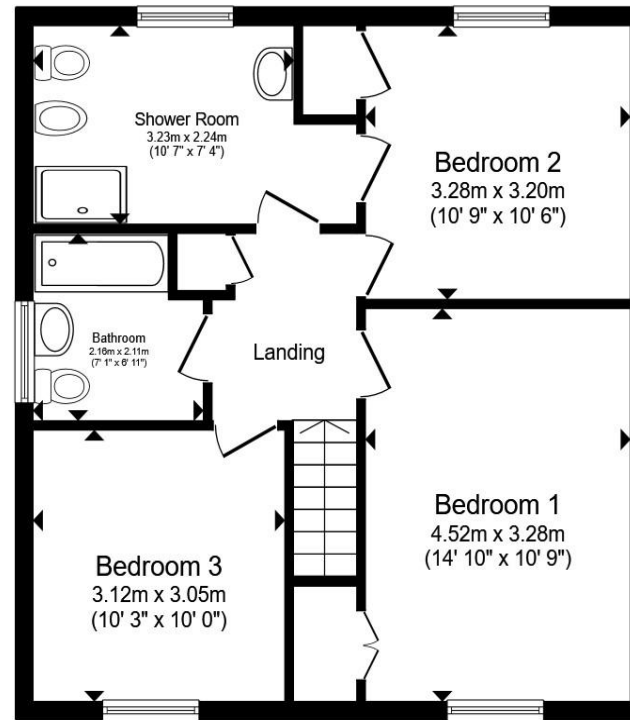
Lynn Road, Dersingham King's Lynn

Situated within the ever popular village of Dersingham, this modern detached family home offers spacious and versatile accommodation, ideally suited to contemporary living. The village boasts a wide range of amenities and enjoys excellent access to the Norfolk coast and the nearby Sandringham Estate. The ground floor accommodation comprises an entrance hall, an impressive 25'8 sitting/dining room providing ample space for relaxing and entertaining, a well appointed kitchen/breakfast room, utility room, study and cloakroom. Upstairs, there are three generous double bedrooms, complemented by a family bathroom and a separate shower room, offering practicality for growing families and visiting guests alike. Outside, the property benefits from front and rear gardens, a driveway providing off road parking and a detached garage. Further advantages include gas central heating and UPVC double glazing throughout. Offered for sale with no onward chain, this is an excellent opportunity to acquire a well proportioned home in a sought after village setting. Early viewing is highly recommended. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Kitchen-Breakfast Room

Utility Room

Study

Dining-Sitting Room

First Floor

Bedroom One

Bedroom Two

En Suite Shower Room

Bedroom Three

Bathroom

Total floor area 120.7 m² (1,299 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Lynn Road, Dersingham King's Lynn

- Modern detached family home
- No onward chain
- Three double bedrooms
- 25'8 sitting/dining room
- Kitchen/breakfast room and utility
- Study and ground floor cloakroom
- Driveway and detached garage
- Front and rear gardens

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£375,000



view this property online williamhbrown.co.uk/Property/HUN107131



Property Ref:
HUN107131 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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