





Earl Close, Dersingham King's Lynn PE31 6XZ

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Welcome to

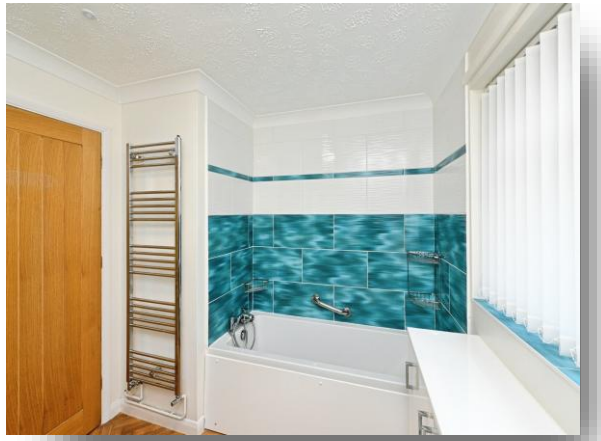
Earl Close, Dersingham King's Lynn

Set within the ever-popular village of Dersingham, and ideally positioned for access to Sandringham Estate and the beautiful North Norfolk coastline, this modern detached bungalow offers a wonderful balance of comfort, space and lifestyle. Beautifully presented throughout, the property is in excellent condition, allowing a buyer to move straight in and begin enjoying their new home from day one. The accommodation flows effortlessly, with a spacious lounge/dining room forming the heart of the home-perfect for both everyday living and entertaining. The kitchen is well-appointed and practical, while the conservatory provides an additional reception space, ideal for relaxing and enjoying views over the garden all year round. There are three well-proportioned bedrooms, offering flexibility for guests, hobbies or home working, alongside a generous bathroom featuring both a bath and separate shower, catering perfectly to modern living. Outside, the property continues to impress. A brick weave driveway provides ample parking for several vehicles and leads to a detached garage, while the well-maintained gardens create a private and inviting outdoor space-perfect for unwinding or entertaining during the warmer months. Further benefits include gas central heating and double glazing, ensuring comfort and efficiency. Offered for sale with no onward chain, this is a superb opportunity for those seeking a straightforward move into a quality home in a highly desirable village setting. 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.



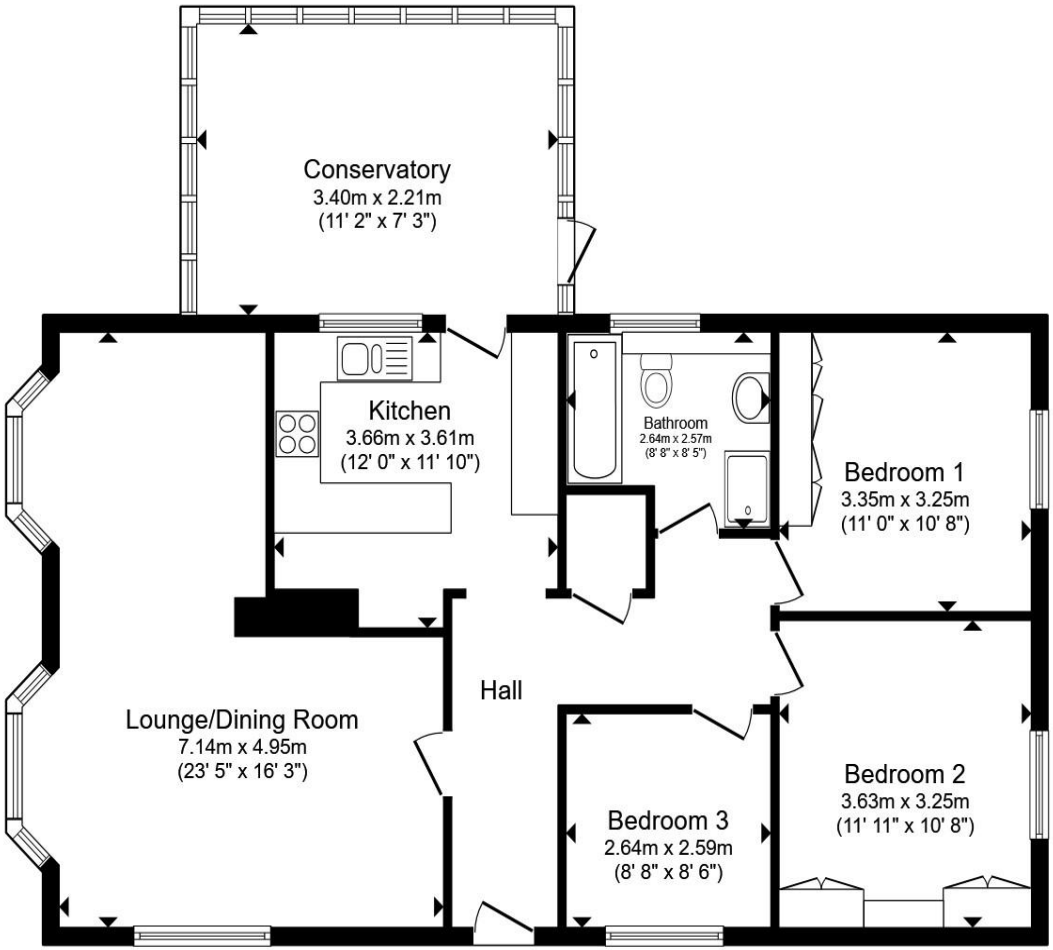












Entrance Hall

Lounge / Dining Room

Kitchen

Conservatory

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Total floor area 108.2 m² (1,165 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

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Welcome to

Earl Close, Dersingham King's Lynn

- Modern detached bungalow in excellent condition
- Sought-after location in Dersingham
- Close to Sandringham and the North Norfolk coast
- Three bedrooms and spacious living accommodation
- Kitchen and conservatory
- Bathroom with bath and separate shower
- Driveway parking and detached garage
- Well maintained gardens and no onward chain

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

£325,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HUN106992 - 0012

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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