

DIRECTIONS

Sat Nav: PE31 6YL

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E		47	
(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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8, Bush Close Dersingham King's Lynn PE31 6YL

**FOUR BEDROOM DETACHED HOUSE IN SOUGHT AFTER AREA WITH
GARAGE AND DRIVEWAY PARKING**

King's Lynn

£365,000 Freehold

01553 692828
sales@britttons.net





ENTRANCE HALL Fitted carpet. Single radiator. Large staircase to first floor with fitted carpet and wooden banister. Doors leading to all rooms. Under stairs storage cupboard.	129 x 5'11 (3.89m x 1.80m)
LOUNGE Fitted carpet. Window to front aspect. Two double radiators. Sliding patio door to rear garden. Decorative wood and stone fireplace with polished granite hearth.	224 x 10'7 (6.81m x 3.23m)
DINING ROOM Fitted carpet. Single radiator. Window to front aspect.	10'9 x 9'9 (3.28m x 2.97m)
SHOWER ROOM Located on the ground floor, wall mounted hand wash basin with separate hot and cold tap. W.C. and shower enclosure with thermostatic shower. Fitted carpet. Obscured window to side aspect. Single radiator.	7'0 x 5'0 (2.13m x 1.52m)
KITCHEN Range of wall mounted drawer and base units with worktop over. Integrated oven and hob with extractor hood over. Stainless steel sink with mixer tap over and drainer. Tile flooring. Window to rear aspect. Built in pantry.	10'3 x 9'1 (3.12m x 2.77m)
UTILITY Base units with worktop over. Stainless steel sink with separate taps and drainer. Space and plumbing for washing machine. Tiled flooring. Utility door to side aspect. Double radiator. Window to side aspect.	6'11 x 6'4 (2.11m x 1.93m)
LANDING Fitted carpet. Airing cupboard. Loft access. Doors leading to all rooms.	9'7 x 3'5 (12'2 over stairs) (2.92m x 1.04m (3.71m over stairs))
BEDROOM ONE Fitted carpet. Single radiator. Window to front aspect. Built in storage.	12'9 x 12'0 (3.89m x 3.66m)
BEDROOM TWO Fitted carpet. Single radiator. Built in storage. Window to front aspect.	11'11 x 11'8 (3.63m x 3.56m)
BEDROOM THREE Fitted carpet. Single radiator. Window to rear aspect. Built in storage cupboard.	10'2 x 8'11 (3.10m x 2.72m)
BEDROOM FOUR Fitted carpet. Single radiator. Window to rear aspect.	10'2 x 9'11 (3.10m x 3.02m)
BATHROOM Three piece suite comprising of pedestal hand wash basin, W.C. and bath with separate hot and cold taps over. Towel rail. Single radiator. Window to rear aspect and half height wall tiling.	
DOUBLE GARAGE Up and over garage door. Personnel door to rear garden. Concrete flooring. Lighting and power supply. Ceiling with the loft hatch for further storage above.	18'4 x 16'0 (5.59m x 4.88m)

GARDEN
Mix of patio, laid lawn and flower beds. Fully enclosed. Greenhouse.

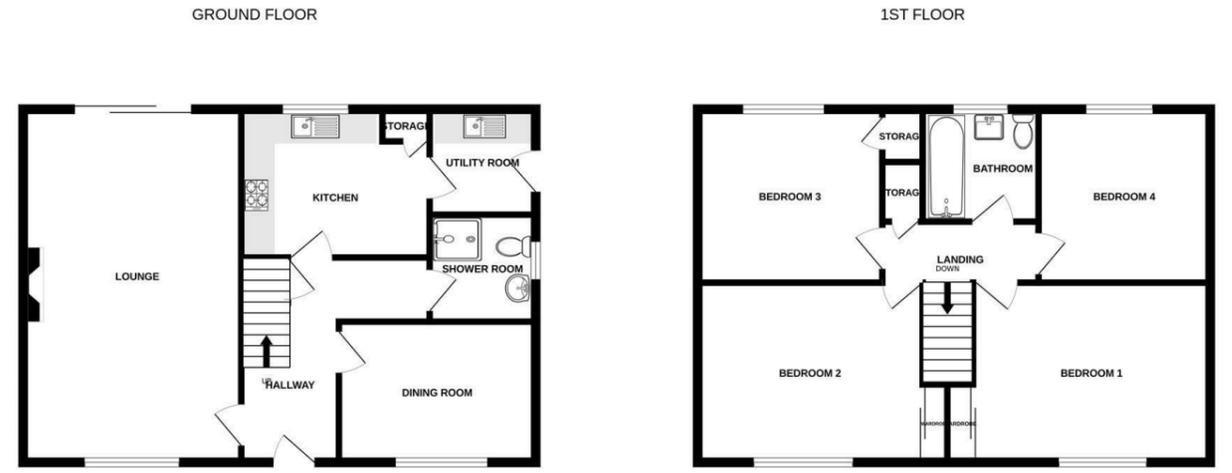
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NO UPWARD CHAIN Nestled in the tranquil and sought-after area of Bush Close, Dersingham, this delightful detached house offers a perfect blend of comfort and style. The property boasts a spacious layout that is ideal for family living. With four generously sized bedrooms, there is ample space for everyone to enjoy their own privacy. The ground floor features two inviting reception rooms, including a separate lounge and dining area, both of which are bathed in natural light, creating a warm and welcoming atmosphere. The convenience of a shower room on the ground floor adds to the practicality of the home, while the well-appointed bathroom upstairs serves the remaining bedrooms. Outside, the property is complemented by a beautifully maintained garden, providing a serene outdoor space for relaxation and entertaining. The garden is not only pretty but also offers a sense of tranquillity, making it a perfect retreat after a long day. Parking is a breeze with space for multiple vehicles, ensuring that you and your guests can come and go with ease. The location itself is quiet yet popular, making it an ideal choice for families and professionals alike who seek a peaceful environment without sacrificing accessibility to local amenities. In summary, this charming detached house in Dersingham presents an excellent opportunity for those looking for a well-maintained home in a desirable location. With its spacious interiors, lovely garden, and convenient parking, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this wonderful property your new home.



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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