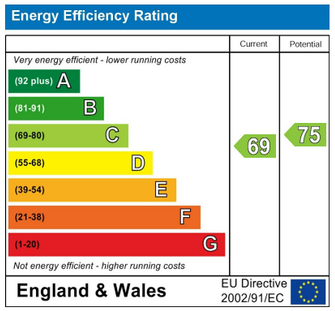
DIRECTIONS

SAT NAV: PE31 6JT



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

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

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9 Old Hall Drive Dersingham, King's Lynn PE31 6JT

FIVE BEDROOM DETACHED HOUSE WITH DRIVEWAY VERY WELL PRESENTED THROUGHOUT

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DERSINGHAM
Dersingham is a welcoming village in West Norfolk that offers a convenient blend of everyday amenities and access to beautiful natural surroundings. Residents benefit from a range of local facilities, including a supermarket, independent shops, cafés, a pharmacy, medical services, and a primary school, making it well suited to families, retirees, and professionals alike. The village enjoys excellent transport links to King's Lynn and the North Norfolk coast, while nearby attractions such as Sandringham Estate, Dersingham Bog National Nature Reserve, and Roydon Common provide outstanding opportunities for walking, cycling, and wildlife watching. With its strong sense of community, regular local events, and proximity to both countryside and coastline, Dersingham offers an attractive lifestyle that combines rural charm with everyday convenience.

ENTRANCE HALL
Decorative tiled flooring, doors to all rooms and ground floor bedroom, stairs to first floor, double radiator.

KITCHEN 15'2 x 9'1 (4.62m x 2.77m)
Range of wooden wall-mounted, base and drawer units, integrated electric oven and hob, space and plumbing for dishwasher and washing machine. Tiled flooring, window to rear aspect and door to side.

LOUNGE 21'3 x 11'6 (6.48m x 3.51m)
Fitted carpet, window to front aspect, double panel radiator and vertical panel radiator, electric fireplace, French doors to conservatory.

CONSERVATORY 17'6 x 11'6 (5.33m x 3.51m)
Laminate flooring, triple aspect windows to rear garden, French doors to rear garden, electric sockets.

BEDROOM FIVE 10'1 x 8'5 (3.07m x 2.57m)
Currently utilized as a dining room. Fitted carpet, window to front aspect, double radiator, en-suite.

ENSUITE
Tiled flooring with underfloor heating, hand wash basin, walk-in shower enclosure, accessible toilet, heated towel rail, decorative wall tiling.

LANDING
Fitted carpet, doors to all upstairs bedrooms and bathroom, airing cupboard, loft access.

BEDROOM ONE 13'6 x 11'7 (4.11m x 3.53m)
Fitted carpet, window to front aspect, double radiator, built-in wardrobes and units.

BEDROOM TWO 11'6 x 10'5 (3.51m x 3.18m)
Fitted carpet, window to front aspect, double radiator, built-in wardrobe.

BEDROOM THREE 10'4 x 8'5 (3.15m x 2.57m)
Fitted carpet, window to rear aspect, double radiator.

BEDROOM FOUR 9'1 x 7'9 (2.77m x 2.36m)
Fitted carpet, window to rear aspect, double radiator.

BATHROOM
Tiled flooring, surround wall tiling, W.C, hand wash basin, fitted bath with electric shower, heated towel rail, extractor fan, obscured window to rear aspect.

REAR GARDEN
Predominantly laid to lawn, featuring a large timber shed for storage, a block weave area perfect for outdoor entertaining, and a raised patio surrounded by railway sleepers.

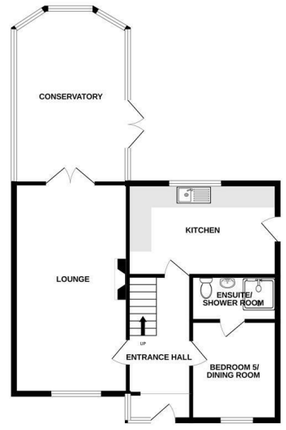
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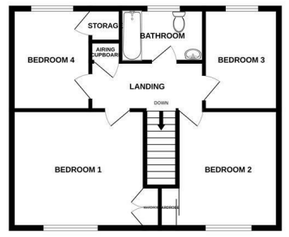
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NO ONWARD CHAIN
Nestled in the charming village of Dersingham, this impressive detached house on Old Hall Drive offers a perfect blend of comfort and modern living. With five spacious bedrooms, including a versatile ground floor bedroom with an ensuite that is currently utilised as a dining room, this property is ideal for families or those seeking extra space. The heart of the home is a generous reception room that flows seamlessly into a large conservatory, providing a bright and airy space to relax while overlooking the beautifully maintained rear garden. The garden is predominantly laid to lawn, featuring a large timber shed for storage, a block weave area perfect for outdoor entertaining, and a raised patio surrounded by railway sleepers, creating an inviting atmosphere for gatherings. The property boasts two well-appointed bathrooms, both equipped with underfloor heating, ensuring warmth and comfort throughout. Additionally, three of the four bedrooms on the first floor come with built-in wardrobes, offering ample storage space. For those with electric vehicles, the property is equipped with an EV charger, adding to its modern conveniences. This home is not just a place to live; it is a sanctuary that combines practicality with style, making it a must-see for anyone looking to settle in this delightful area. With its excellent amenities and proximity to local attractions, this property is sure to appeal to a wide range of buyers.

GROUND FLOOR



1ST FLOOR



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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