



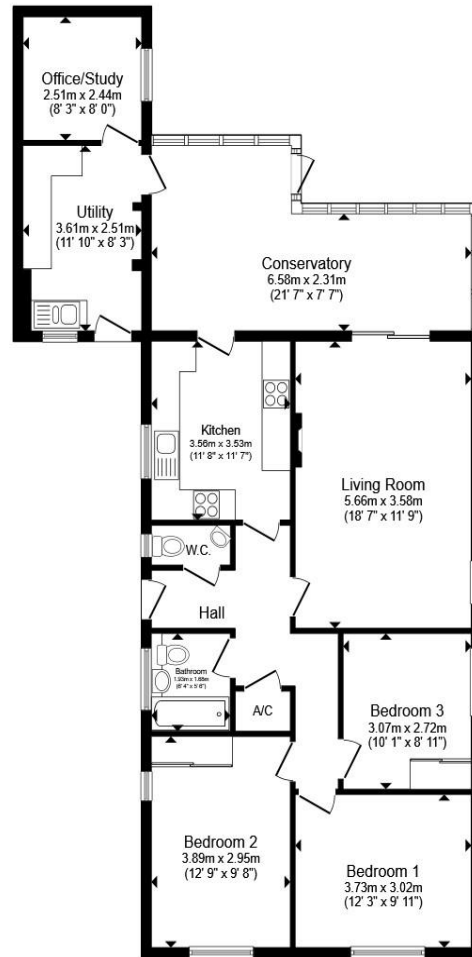
Philip Nurse Road, Dersingham King's Lynn PE31 6WH

Welcome to

Philip Nurse Road, Dersingham King's Lynn

Situated in the highly sought after North Norfolk village of Dersingham, bordering the Sandringham Estate and within easy reach of the stunning coastline, this detached modern bungalow offers beautifully presented and highly versatile accommodation in a superb lifestyle location. The bungalow has been sympathetically improved and tastefully decorated by the current owner, creating a home that feels both welcoming and practical from the moment you step inside. The accommodation includes three bedrooms, together with a bathroom and a comfortable living room. Both the living room and the kitchen flow naturally through to an impressive 21'7 conservatory, creating a sociable additional living space overlooking the garden and perfectly suited to year round enjoyment. Beyond the conservatory, access is to a utility room and an office/study, offering excellent flexibility for those working from home, hobbies or visiting guests. The layout also presents exciting potential for multi-generational living, depending on individual requirements. Outside, the property benefits from parking and well maintained low maintenance gardens, ideal for those seeking outdoor space without excessive upkeep. 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

Cloakroom

Kitchen

Utility Room

Office / Study

Living Room

Conservatory

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Total floor area 118.4 m² (1,275 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

Philip Nurse Road, Dersingham King's Lynn

- Detached modern bungalow in Dersingham
- Close to Sandringham and the North Norfolk coast
- Sympathetically improved and decorated throughout
- Three bedrooms and bathroom as well as a separate w/c
- Living room and kitchen leading to 21'7 conservatory
- Utility room and office/study
- Potential for multi-generational living
- Parking and low maintenance gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

£335,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107158



Property Ref:
HUN107158 - 0006

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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