





Burma Close, Dersingham King's Lynn PE31 6YY

william
h brown

Welcome to

Burma Close, Dersingham King's Lynn

A modern semi detached house tucked away in a cul-de-sac location within the ever-popular village of Dersingham, conveniently placed for shops, amenities and the beautiful Sandringham Estate. The accommodation includes a porch, comfortable lounge and kitchen on the ground floor, with a bedroom and bathroom to the first floor. The property benefits from gas central heating and double glazing throughout. Outside, there is parking for vehicles and a good sized garden, offering excellent potential for those wishing to extend or further enhance the property (subject to planning permission). A great opportunity to purchase a well presented modern home in a sought-after village setting close to the coast and countryside. 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.



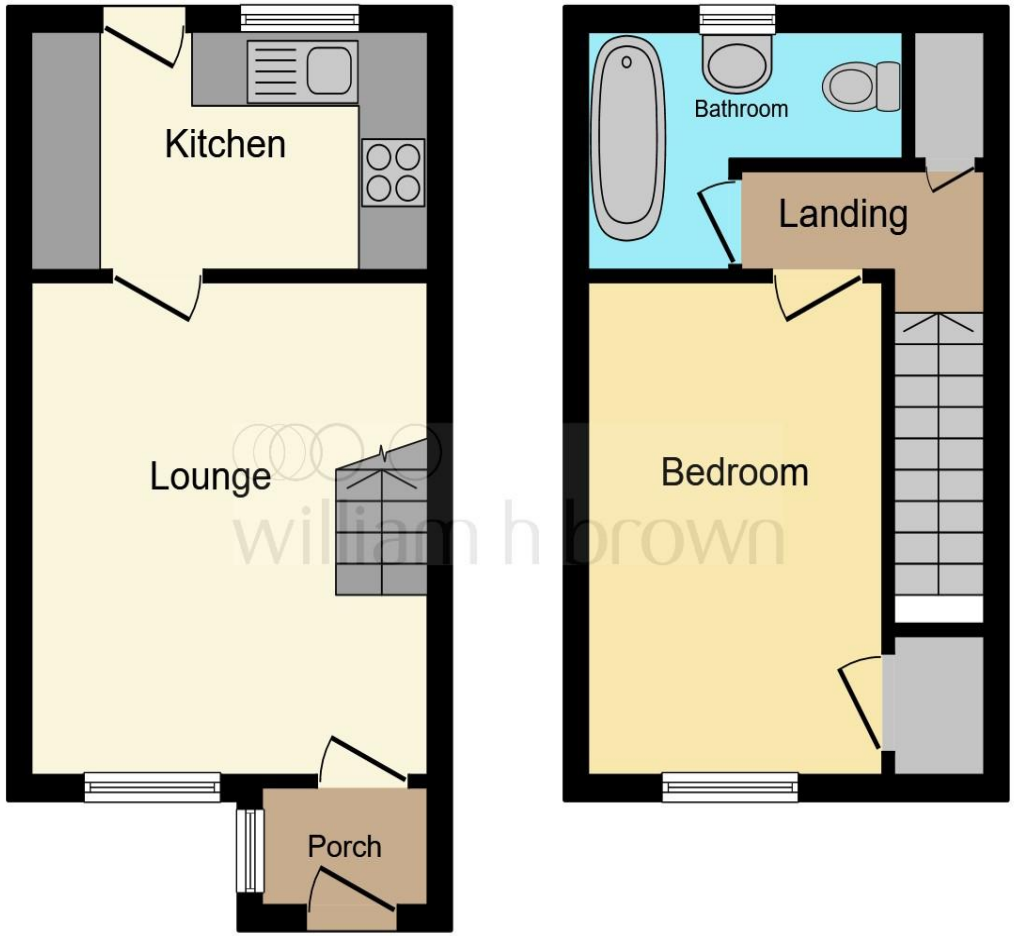












Ground Floor **First Floor**

Entrance Porch

Lounge
12' 10" x 11' 4" inc stairs (3.91m x 3.45m inc stairs)

Kitchen
11' 3" x 6' 5" (3.43m x 1.96m)

First Floor

Bedroom
13' x 7' 10" (3.96m x 2.39m)

Bathroom

Garden & Parking

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.focalagent.com

Welcome to

Burma Close, Dersingham King's Lynn

- Modern semi detached house in popular Dersingham
- Quiet cul-de-sac location
- 1 bedroom and bathroom upstairs
- Porch, lounge and kitchen on ground floor
- Gas central heating and double glazing
- Good sized garden with space to extend (STP)
- Parking for vehicles
- Close to village amenities and Sandringham Estate

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

£190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN106594

The Property Ombudsman

Property Ref:
HUN106594 - 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.

william h brown

01485 534506

hunstanton@williamhbrown.co.uk

40 Westgate, HUNSTANTON, Norfolk, PE36 5EL

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.