

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
Heacham,
King's Lynn,
Norfolk, PE31 7EP

01485 524544

info@landles.co.uk

www.landles.co.uk



****NO ONWARD CHAIN**** A mature, detached bungalow offering accommodation including; Entrance Hall, Kitchen, Breakfast/Utility Room, Living Room, Two Double Bedrooms, Shower Room and Separate WC. The property which requires a schedule of updating, benefits from UPVC double glazing and gas central heating along with gardens to the front and rear, off-road parking and a single garage.

The property is situated on a popular estate made up of similar properties, within the sought-after village of Dersingham. The village offers a wide range of facilities to include; doctor's surgery, vets, library, chemist, schools, supermarket, opticians and public houses. There are plenty of countryside walks with the royal estate of Sandringham approximately 1.5 miles away. The popular coastal town of Hunstanton is a short drive away (7 miles) and a wider range of shopping and leisure facilities can be found in King's Lynn (10 miles) which also benefits from a main line rail link to Ely, Cambridge and King's Cross.

Edinburgh Way, Dersingham, Norfolk, PE31 6QE

Guide Price - £250,000 Freehold

UPVC SIDE ENTRANCE DOOR TO:-

ENTRANCE HALL

Access to roof space, parquet flooring, power points, telephone socket, single radiator. Doors to Living Room, Breakfast/Utility Room, Shower Room and Separate WC.

BREAKFAST/UTILITY ROOM

9' 3" x 8' 7" (2.82m x 2.62m)

Power points, single radiator, tiled walls, UPVC double glazed window to side, plumbing provision for washing machine. Range of matching wall and base units with round edged work surface over. Door to:-

KITCHEN

9' 11" x 8' 9" (3.02m x 2.67m)

Tiled floor, single radiator, part tiled walls, UPVC double glazed window to rear. Range of matching wall and base units with round edged work surfaces over, single bowl sink unit with single drainer and mixer tap over, space for cooker with cooker hood over, space for fridge, plumbing provision for a dish washer, UPVC double glazed door to side.

LOUNGE/DINING ROOM

15' 11" x 13' 5" max (4.85m x 4.09m max)

A double aspect room. Power points, single radiator, television point, telephone socket, brick fireplace housing electric flame effect fire, UPVC window to side, UPVC double glazed sliding door to rear.

BEDROOM ONE

13' 4" x 12' 4" (4.06m x 3.76m)

Power points, double radiator, UPVC double glazed window to front.

BEDROOM TWO

10' 3" x 8' 8" (3.12m x 2.64m)

Power points, single radiator, UPVC double glazed window to front.

SHOWER ROOM

5' 4" x 5' 9" (1.63m x 1.75m)

UPVC double glazed window to side. Suite comprising; wash hand basin set on a vanity unit with cupboard under, tiled splash-back, built-in shower cubicle with ceiling extractor over.

SEPERATE WC

5' 7" x 2' 9" (1.7m x 0.84m)

Part tiled walls, single radiator, UPVC double glazed window to side. Suite comprising; low level WC with concealed cistern.

OUTSIDE

FRONT & SIDE

Garden laid mainly to gravel, with inset mature shrubs and plants, providing ample car standing. Concrete driveway to the side, leading to both external doors and the detached single garage. Electric car charging point. Outside tap.

GARAGE

Up & over door, power and lighting.

REAR

Brick weave patio area off the rear of the Lounge/Diner. Garden enclosed mainly by wood panelled fencing and hedging, laid mainly to lawn, with inset shrubs and plants. There is a brick and concrete area behind the garage, which provides standing for two garden sheds.

DIRECTIONS

From the traffic lights at the center of Dersingham, head south along Lynn Road towards Kings Lynn. In just over 400m take the first left onto Post Office Road, then the next right onto Centre Vale Road. Follow this road until it becomes Queen Elizabeth Drive and bends left then right. The property will be found further along, on the left hand side.

SERVICES

Mains Gas, Mains Electricity, Mains Water, Mains Drainage, Gas Central Heating. These services and associated appliances have not been tested.

COUNCIL TAX

Band C = £2171.56 for 2026/27. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING

EPC - Band TBC





Total Area: 772 ft² ... 71.7 m²

All measurements are approximate and for display purposes only

Edinburgh Way, Dersingham, King's Lynn, Norfolk, PE31 6JJ

Illustration for identification purposes only. Measurements are approximate. Not to scale

Tenure: Freehold. Vacant possession upon completion.

Viewing: Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations: All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

Offer Referencing: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Referral Fees: In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

Since 1856

SELLING & LETTING

Town Country Coastal

property in King's Lynn and the coastal & rural villages of North & West Norfolk

KING'S LYNN OFFICE:

Blackfriars Chambers, Blackfriars Street, King's Lynn PE30 1NY

t: 01553 772816

COASTAL OFFICE:

32 High Street, Heacham, Norfolk PE31 7EP

t: 01485 524544

e: info@landles.co.uk

www.landles.co.uk