

# LANDLES

## COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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**\*\*NO ONWARD CHAIN\*\*** A mature detached chalet bungalow offering accommodation including; Living Room, Kitchen, Dining Room, Conservatory, Bedroom One and Bathroom to the ground floor, along with Landing and Two Bedrooms to the first floor. The property which requires refurbishment throughout, has mature gardens to the front, side and rear along with off-road parking and an adjoining single garage.

The property is situated in a popular non-estate position close to the centre of 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.

**Glebe Road, Dersingham, Norfolk, PE31 6QA**

**Price - £200,000 Freehold**

## **DOUBLE GLAZED FRONT ENTRANCE DOOR TO:-**

### **ENTRANCE PORCH**

Tiled floor, glazed door to:-

### **LIVING ROOM**

**11' 1" x 11' 1" max (3.38m x 3.38m max)**

Power points, double glazed white aluminium window to front, night storage heater, door to bedroom one. Double doors to:-

### **DINING ROOM**

**13' 0" max x 11' 1" (3.96m max x 3.38m)**

Power points, television point, double glazed white aluminium windows to the side and rear, night storage heater, open fire place set in tiled surround and hearth. Folding door to:-

### **KITCHEN**

**11' 11" x 8' 2" min opening to 10' 6" max (3.63m x 2.49m min opening to 3.20m max)**

Power points, double glazed white aluminium window to side, night storage heater, wall mounted hot water heater. Range of matching wall and base units with round edged work surfaces over, stainless steel sink unit with single drainer. Door with stairs to first floor landing, under stairs cupboard, double glazed white aluminium door to conservatory. Door to:-

### **BEDROOM ONE**

**12' 1" max x 10' 6" (3.68m max x 3.2m)**

Power points, double glazed white aluminium window to front, night storage heater.

### **CONSERVATORY**

**13' 2" max x 9' 3" max (4.01m max x 2.82m max)**

UPVC double glazing over a brick base, polycarbonate roof, power point, night storage heater, plumbing provision for washing machine, UPVC double glazed door to rear. Door to:-

### **BATHROOM**

**7' 10" x 4' 9" (2.39m x 1.45m)**

Skimmed ceiling, UPVC double glazed windows to the side and rear, wall extractor, full height ceramic wall tiling, light/shaver socket. Suite comprising; panelled bath with fitted electric shower over, corner wash hand basin, low level WC.

### **FIRST FLOOR LANDING**

Double glazed "Velux" skylight, power point, access hatch to eaves. Doors to:-

### **BEDROOM TWO**

**10' 9" x 10' 1" (3.28m x 3.07m)**

Power points, double glazed white aluminium window to front, night storage heater.

### **BEDROOM THREE**

**11' 8" min x 5' 7" min opening to 10' 8" max (3.56m min x 1.7m min opening to 3.25m max)**

Exposed wood flooring, power point, double glazed white aluminium window to rear.

## OUTSIDE

### FRONT

The property has a low walled frontage with wrought iron railings over. Wrought iron gates giving vehicular access to the driveway and garage. The garden is laid mainly to lawn with borders containing mature shrubs and plants. Gravel path to the front entrance door and to the right leading to a gate giving pedestrian access to the rear. Garden area to the left with a gate giving pedestrian access to the rear.

### GARAGE

**13' 10" x 9' 0" (4.22m x 2.74m)**

An adjoining garage with up and over door, window to side and personnel door to the rear.

### REAR

A mature garden laid mainly to lawn and enclosed mainly by fencing, with borders containing mature shrubs, plants and trees, small ornamental pond, garden shed, greenhouse, outside tap. Meadow flower garden to the side.

### DIRECTIONS

From the traffic lights at the centre of Dersingham, proceed along Hunstanton Road and then take the next left into Glebe Road. Continue along and turn right again into Glebe Road where the property will be found further along on the right hand side.

### SERVICES

Mains Electricity. Mains Water. Mains Drainage. These services and related appliances have not been tested.

### COUNCIL TAX

Band C - £2,076.14 for 2025/26. Borough Council of King's Lynn & West Norfolk.

### ENERGY PERFORMANCE RATING

EPC - Band F. A full copy will be available on-line at:- <https://www.gov.uk/find-energy-certificate>, or from our offices.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	27 F	
1-20	G		









Total Area: 968 ft<sup>2</sup> ... 89.9 m<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

## Glebe Road, Dersingham, King's Lynn, Norfolk, PE31 6QA

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

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