

# LANDLES

## COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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**\*\*NO ONWARD CHAIN\*\*** A beautifully presented, mature detached bungalow that offers accommodation including; Entrance Porch, Entrance Hall, Open Plan Lounge/Dining Room & Kitchen with Two Double Bedrooms and Bathroom. The property which benefits from UPVC double glazing and gas central heating, has delightful well tended, gardens to the front and rear, the rear being South West facing, along with off-road parking and a single garage.

The property is situated in a popular location 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.

**Saxon Way, Dersingham, Norfolk, PE31 6LY**

**Price - £285,000 Freehold**

## **COMPOSITE ENTRANCE DOOR TO:-**

### **ENTRANCE PORCH**

**7' 10" x 3' 11" (2.39m x 1.19m)**

UPVC double glazing over a brick base, polycarbonate roof, tiled floor. Composite entrance door to:-

### **ENTRANCE HALL**

Skimmed ceiling with inset spotlights, laminate flooring, power points, single radiator. Doors to Bedrooms and Bathroom. Opening through to:-

### **LOUNGE/DINING ROOM**

**21' 1" x 8' 11" min opening to 11' 4" max (6.43m x 2.72m min opening to 3.45m max)**

Skimmed ceiling with inset spot lights, laminate flooring, power points, television points, telephone socket, two double radiators, UPVC double glazed window to front, UPVC double glazed double doors to rear, feature fire place with inset wood burner set on a tiled hearth. Opening through to:-

### **KITCHEN**

**9' 11" x 7' 10" (3.02m x 2.39m)**

Skimmed ceiling with inset spot lights, laminate flooring, power points, UPVC double glazed window to front, wall mounted gas fired boiler supplying domestic hot water and radiators, plumbing provision for washing machine. Range of matching wall and base units with square edged work surfaces over along with matching up stands, breakfast bar, one and a half bowl sink unit with single drainer and mixer tap over, built-in electric oven, built-in gas hob with glass splash-back and stainless steel extractor hood over, built-in dishwasher, space for fridge/freezer.

### **BEDROOM ONE**

**10' 11" x 9' 9" (3.33m x 2.97m)**

Skimmed ceiling, power points, single radiator, UPVC double glazed window to rear.

### **BEDROOM TWO**

**9' 9" x 7' 9" (2.97m x 2.36m)**

Skimmed ceiling, power points, double radiator, UPVC double glazed window to rear.

### **BATHROOM**

**7' 7" x 6' 7" (2.31m x 2.01m)**

Skimmed ceiling, access to roof space, ceiling extractor, tiled floor, UPVC double glazed window to front, double radiator, chrome heated towel rail, part decorative wood panelling. Suite comprising; panelled bath with mixer tap over, corner quadrant shower cubicle with ceramic wall tiling and fitted system mixer shower having an overhead rose, feature basin stand with wash hand basin and pedestal mixer tap over, low level WC.

## **OUTSIDE**

### **FRONT**

The property is situated on a corner position with a low walled frontage. The beautifully maintained garden beyond is laid mainly to lawn with well-stocked borders containing mature shrubs and plants, paved patio area at the side of the property giving access to the entrance porch and a gate giving pedestrian access to the rear. Gravelled driveway supplying car standing and giving access to the garage.

## **GARAGE**

**15' 10" x 9' 4" (4.83m x 2.84m)**

Recently fitted up and over door, UPVC double glazed window to side, personnel door to side.

## **REAR**

A beautifully maintained, enclosed South West facing rear garden laid mainly to lawn with a further gravelled area and having well-stocked borders containing mature shrubs and plants, two paved patio areas to sit and relax, taking in the summer sun.

## **DIRECTIONS**

At the traffic lights, in the centre of Dersingham, turn into Chapel Road. Take the next turning left into Saxon Way and follow the road all the way round to the end where the property will be found on the left hand side.

## **SERVICES**

Mains Electricity. Mains Gas. 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 D - 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		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

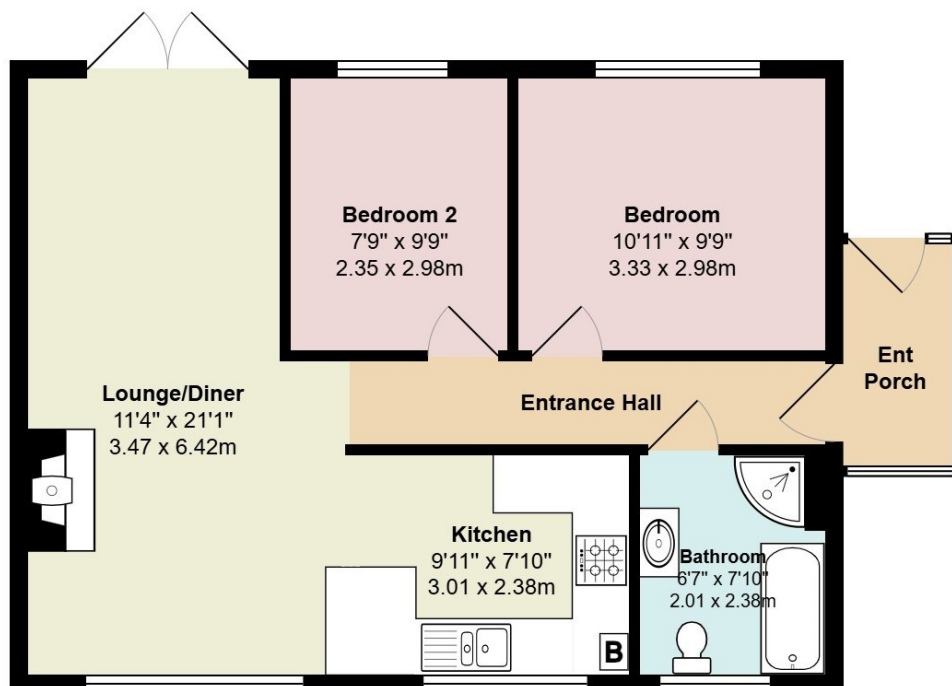












Total Area: 638 ft<sup>2</sup> ... 59.3 m<sup>2</sup>

All measurements are approximate and for display purposes only

## Saxon Way, Dersingham, King's Lynn, Norfolk, PE31 6LY

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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