

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
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A mature detached bungalow offering spacious accommodation including; Living Room, Dining Room, Kitchen, Conservatory, Three Double Bedrooms (one en-suite) and Bathroom. The property which benefits from UPVC double glazing and oil fired central heating, has plenty of off-road parking and an adjoining single garage, along with good sized gardens to the side and rear. In all the property extends to approximately 0.25 of an acre (subject to measured survey).

The property is situated in a popular, non-estate 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.

Station Road, Dersingham, Norfolk, PE31 6PR

Price - £365,000 Freehold

UPVC ENTRANCE DOOR TO:-

PORCH

5' 11" max x 2' 8" (1.8m max x 0.81m)

Textured ceiling, UPVC double glazed side panel to external entrance door. Door with side glazed panels to:-

ENTRANCE HALL

Textured ceiling, access to roof space, power points, double radiator, telephone socket. Doors to Living Room, Dining Room, Kitchen, Bathroom and Bedrooms.

LIVING ROOM

15' 0" x 11' 11" max (4.57m x 3.63m max)

A double aspect room with UPVC double glazed windows to side and front along with a UPVC double glazed door to front. Skimmed and coved ceiling, power points, television socket, double radiator, living flame effect electric fire set in an open fireplace with brick surround and tiled hearth.

DINING ROOM

15' 0" opening to 16' 5" in bay x 14' 0" min (4.57m opening to 5.03m in bay x 4.27m min)

Textured and coved ceiling, power points, television point, double radiator, serving hatch to kitchen, built-in cupboard with shelving, UPVC double glazed bay window and door to front.

KITCHEN

9' 9" x 9' 5" (2.97m x 2.87m)

Wood panelled ceiling, vinyl floor covering, power points, oil fired boiler supplying domestic hot water and radiators, plumbing provision for a dishwasher, range of matching wall and base units with round edged work surfaces over, tiled splash-backs, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, serving hatch to dining room. Single glazed window and door to conservatory.

BEDROOM ONE

10' 0" max x 9' 3" max (3.05m max x 2.82m max)

Textured ceiling with inset spotlights, power points, single radiator, range of fitted wardrobes, UPVC double glazed window to side. Door to:-

ENSUITE

6' 8" x 3' 5" (2.03m x 1.04m)

Textured ceiling with inset spotlights, tiled floor, full height ceramic wall tiling, ceiling extractor. Suite comprising; full width shower, pedestal wash hand basin, low level WC.

BEDROOM TWO

9' 5" max x 13' 0" max (2.87m max x 3.96m max)

A double aspect room with UPVC double glazed windows to the side and rear, textured and coved ceiling with inset spotlights, power points, single radiator.

BEDROOM THREE

13' 0" max x 9' 0" max (3.96m max x 2.74m max)

A double aspect room with UPVC double glazed windows to the side and rear, skimmed ceiling, power points, built-in storage cupboard.

BATHROOM

9' 5" max x 5' 8" max (2.87m max x 1.73m max)

Wood panelled ceiling with inset spotlights, vinyl floor covering, single glazed window to side, part full height ceramic wall tiling, wall extractor single radiator, airing cupboard housing hot water cylinder. Suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level WC.

CONSERVATORY

18' 3" max x 9' 1" max (5.56m max x 2.77m max)

UPVC double glazing over brick base, polycarbonate roof, power points, plumbing provision for a washing machine, stainless steel sink unit with mixer tap over and cupboard under. UPVC double glazed door to rear garden. Doors to garage, store and WC.

WC

5' 2" x 2' 3" (1.57m x 0.69m)

Polycarbonate roof, UPVC double glazed window to side, low level WC.

STORE

5' 2" x 2' 8" (1.57m x 0.81m)

Polycarbonate roof, UPVC double glazed window to side.

GARAGE

15' 11" x 9' 0" (4.85m x 2.74m)

Power and lighting, up and over door, UPVC double glazed window to side.

OUTSIDE

FRONT & SIDE

Brick weave driveway providing ample car standing and giving access to the doors at the front of the bungalow with a continuation path to the side main entrance. A well maintained garden laid mainly to lawn with inset mature plants & shrubs and enclosed mainly by hedging.

REAR

A well-maintained garden enclosed mainly by hedging and fencing and being laid mostly to lawn. There is a patio area at the rear of the conservatory and a separate garden utility area with a brick garden shed. Outside tap.

DIRECTIONS

From the traffic lights in the centre of Dersingham, turn down Station Road. Continue on this road past the fourth turning on the right which is Valley Rise and the property will be found just a short distance further on the right.

SERIVCES

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

COUNCIL TAX

Band D - £2,443.00 for 2026/27. Borough Council of King's Lynn & West Norfolk.

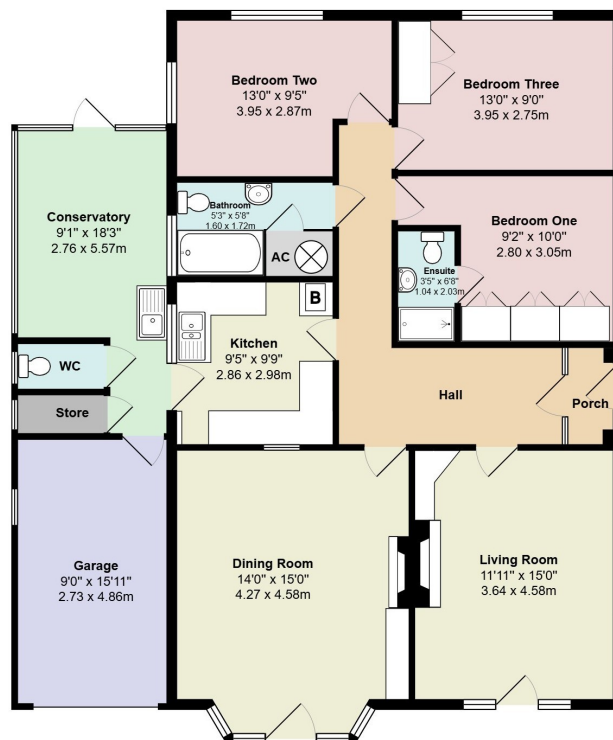
ENERGY PERFORMANCE RATING

EPC - Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	47 E	
21-38	F		
1-20	G		







Total Area: 1274 ft² ... 118.3 m² (excluding garage)
All measurements are approximate and for display purposes only

Station Road, Dersingham, King's Lynn, Norfolk, PE31 6PR

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.

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SELLING & LETTING

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

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