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DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 1st exit signposted Hunstanton onto the A149, at the next roundabout take the 2nd exit signposted Dersingham, follow the road round at the traffic lights go straight over onto Hunstanton Road, turn left onto Woodside Ave, turn right onto Woodside Close, where the property can be found on the right hand side easily identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



8 Woodside Close Dersingham King's Lynn Norfolk PE31 6QD

**TWO BEDROOM DETACHED BUNGALOW WITH GARAGE AND DRIVEWAY
NO UPWARD CHAIN**

Dersingham

£240,000 Freehold

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sales@brittons.net





Laminate flooring. Radiator.

11'3 x 4'8 (3.43m x 1.42m)

Laminate flooring. Radiator. Feature fireplace with wood burner. Windows to front and side aspects.

15'0 max x 10'3 max (4.57m max x 3.12m max)

Range of wall, base and drawer units with worktops over. Space for fridge/freezer. Double oven and hob. Laminate flooring. Window to side aspect. Window and door to:

10'2 x 9'2 (3.10m x 2.79m)

Tiled floor. Base unit with worktop over. Space for slimline dishwasher and dishwasher. Radiator. Doors to garden.

17'9 x 10'1 (5.41m x 3.07m)

Fitted carpet. Radiator. Built-in wardrobes. Window to rear aspect.

12'1 max x 10'3 max (3.68m max x 3.12m max)

Laminate flooring. Radiator. Built-in wardrobe. Window to front aspect.

11'10 x 10'3 (3.61m x 3.12m)

BATHROOM 9'9" into shower x 9'6" max (2.97m into shower x 2.90m max)
Four piece suite comprising shower enclosure, bath, vanity wash hand basin and w.c. Built-in storage cupboard.
Heated towel rail. Tiled floor. Two windows to rear aspect.

9'9 into shower x 9'6 max (2.97m into shower x 2.90m max)

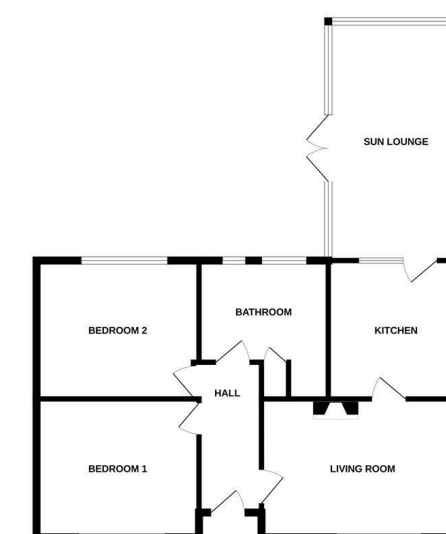
Up & over door. Power and light.

Driveway with further shingle parking area and floral borders.

Fully enclosed, mainly laid to lawn with decking area, mature trees and shrubs. Greenhouse and shed. Gate to driveway.

We are delighted to offer this two bedroom detached bungalow with garage and driveway in the delightful village of Dersingham. The property benefits from gas central heating and uPVC double glazing. The accommodation comprises hallway, lounge, kitchen, conservatory, two bedrooms and bathroom. The front garden has a driveway with further shingle parking area and floral borders. The rear garden is fully enclosed, mainly laid to lawn with decking area, mature trees and shrubs. Greenhouse and shed. Gate to driveway. No Upward Chain. Please Note: This property is of Non-Standard construction.

GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.



