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estate agents

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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 left 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			81
(69-80) C		68	
(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.



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

**BEAUTIFULLY PRESENTED SPACIOUS FULLY REFURBISHED THREE BEDROOM DETACHED BUNGALOW WITH DRIVEWAY. \*All images are artist impressions and for guidance only\***

**Dersingham**

**Offers in excess of £475,000 Freehold**

01553 692828  
sales@brittons.net





**ENTRANCE PORCH**

Luxury vinyl tiled flooring, brand new double glazed door to hallway and double radiator.

8'3 x 5'11 (2.51m x 1.80m)

**KITCHEN/DINING/LIVING AREA**

Luxury vinyl tiled flooring, Range of wall, base and drawer units with edged worktops over. Inset one bowl sink with single drainer with mixer tap set below window. Integrated eye level double oven with separate integrated hob with extractor hood over. Integrated dishwasher and fridge freezer. Two double Radiators. Window to side and rear aspect and bi-fold doors to rear aspect along with French doors.

31'6 max x 20'2 max (9.60m max x 6.15m max)

**UTILITY**

Luxury vinyl tiled flooring, Double radiator, Boiler cupboard, Inset one bowl sink with single drainer with mixer tap and Base units and worktop matching with the kitchen.

8'8 x 5'2 (2.64m x 1.57m)

**BATHROOM**

Four piece suite comprising of a bath, Large hand basin with built in vanity unit and mixer tap, W.C and walk in thermostatic mixer shower. Heated towel rail and tiled flooring.

10'5 x 5'7 (3.18m x 1.70m)

**BEDROOM 1**

Window to front aspect, double radiator and fitted carpet.

14'8 x 9'8 (4.47m x 2.95m)

**EN-SUITE**

Three piece suite comprising of a Large hand basin with built in vanity unit and mixer tap, W.C and a double walk in shower with thermostatic mixer. Heated towel rail, tiled flooring and window to side aspect.

8'8 x 4'11 (2.64m x 1.50m)

**BEDROOM 2**

Window to side aspect, fitted carpet and double radiator.

11'6 x 10'6 (3.51m x 3.20m)

**BEDROOM 3**

Window to front aspect, double radiator and fitted carpet.

11'6 x 9'9 (3.51m x 2.97m)

**FRONT GARDEN**

Gravelled driveway which leads down to side of property.

**REAR GARDEN**

Mainly laid to lawn with patio area.

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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Welcome to Woodside Close, Dersingham - a charming quiet location for this stunning renovated detached bungalow. This property boasts a fabulous open plan living arrangement, perfect for entertaining guests or simply relaxing with your loved ones. With three spacious bedrooms and two modern bathrooms, there is ample space for the whole family. Situated in a peaceful neighbourhood, this fully refurbished bungalow is truly top of the range. The driveway provides convenient parking for multiple vehicles, making coming home a breeze. The property's beautiful presentation adds to its appeal, creating a warm and inviting atmosphere. Don't miss the opportunity to make this delightful bungalow your new home. Whether you're looking for a peaceful retreat or a place to create lasting memories, this property offers the perfect blend of comfort and style. Contact us today to arrange a viewing and experience the beauty of this home for yourself.

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NO ONWARD CHAIN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, levels and any other detail are approximate and no responsibility is taken for any misstatement or omission in this statement. This plan is for illustrative purposes only and should be used as such by any intending purchaser. The actual layout and dimensions may vary and should be verified at the property. Made with Metreplan (2023)



