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DIRECTIONS

From our King's Lynn office proceed out of the town on the A149 towards Hunstanton. At the roundabout take the second exit signposted Dersingham onto Lynn Road, Continue along Lynn Road past the CO-OP then for a short distance to the set of traffic lights where you carry on ahead and 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		<div>53</div>	<div>85</div>
(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.



29 Hunstanton Road Dersingham King's Lynn, Norfolk PE31 6NA

****Being sold via Secure Sale online bidding. Terms & Conditions apply.
Starting Bid £185,000**.**

**THREE BEDROOM SEMI DETACHED COTTAGE IN NEED OF
MODERNISATION IN COASTAL VILLAGE LOCATION.
NO UPWARD CHAIN.**

Dersingham

Freehold

Guide price £185,000

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ENTRANCE HALLWAY 12'9 x 5'1 (3.89m x 1.55m)
Laminate flooring leading to lounge and dining room, double radiator and stairs to first floor.

LOUNGE 11'1 x 10'0 (3.38m x 3.05m)
Fitted carpet, window to front aspect, open fire with wooden decorative surround and Granite hearth.

DINING ROOM 15'6 x 11'0 (4.72m x 3.35m)
Fitted carpet, radiator, window to side and rear aspect, gas fire with brick surround.

KITCHEN 14'2 x 7'3 (4.32m x 2.21m)
Range of wall, base and drawer units with worktop over, stainless steel sink with taps over, space for washing machine, free standing cooker and fridge, loft access, radiator, window to side and rear aspect with door to rear and vinyl flooring.

BATHROOM 6'1 x 6'0 (1.85m x 1.83m)
Three piece suite comprising of a bath, wash pedestal hand basin and W.C, fitted vinyl flooring and obscure window to front aspect.

MASTER BEDROOM 11'8 x 9'1 (3.56m x 2.77m)
Fitted carpet, radiator and window to front aspect.

BEDROOM 2 10'1 x 7'8 (3.07m x 2.34m)
Fitted carpet, loft access, radiator, fitted wardrobes and window to rear aspect.

BEDROOM 3 7'6 x 5'9 (2.29m x 1.75m)
Fitted carpet, radiator and window to rear aspect.

FRONT GARDEN
Mainly laid to patio tiles and decorative gravel with a selection of mature plants and shrubs. Path access to rear of property.

REAR GARDEN
Laid to patio tiles with decorative gravel, summerhouse, green house, two wooden sheds with a selection of mature plants and shrubs, small wildlife pond, outside tap and side gate to front of property.



****Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £185,000**** Nestled in the popular village of Dersingham, King's Lynn, this delightful Victorian semi-detached cottage on Hunstanton Road offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this home is ideal for families or those seeking a peaceful retreat. Upon entering, you are welcomed into two inviting reception rooms, providing ample space for relaxation and entertaining. The cottage's traditional features are complemented by the warmth of natural light that fills each room, creating a cosy atmosphere throughout. The property boasts beautiful gardens, perfect for enjoying the outdoors, whether it be for gardening enthusiasts or simply for unwinding in a tranquil setting. The low maintained outdoor space offers a wonderful opportunity for al fresco dining or enjoying a morning coffee amidst the greenery. Situated in a popular village location, this cottage benefits from a sense of community while still being conveniently close to local amenities. The surrounding area is rich in natural beauty, making it an ideal spot for those who appreciate scenic walks and outdoor activities. This charming three-bedroom cottage is a rare find having been owned by the same family for over 30 years. It presents an excellent opportunity for anyone looking to settle in a picturesque village setting. Don't miss the chance to make this lovely property your new home.
NO UPWARD CHAIN.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, sections, areas and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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