

DIRECTIONS

Sat Nav: PE31 6YJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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2 Crisp Close Dersingham Norfolk PE31 6YJ

DETACHED THREE BEDROOM BUNAGLOW WITH WRAP AROUND GARDEN IN DESIRABLE LOCATION

Dersingham

£265,000 Freehold

01553 692828
sales@brittons.net





HALLWAY

L shaped hallway, with fitted carpet. Storage heater, airing cupboard and access to the loft .

13'10 max x 12'9 max (4.22m max x 3.89m max)

LOUNGE DINER

L-shaped room with fitted carpet, two windows to the front aspect one window to the side aspect, two storage heaters and a fireplace.

23'4 max x 16'2 max (7.11m max x 4.93m max)

KITCHEN

Range of wall, base and drawer units with worktop over. Space for the washing machine. Vinyl flooring. Window to the side aspect and a door to the side driveway.

12'0 x 12'0 (3.66m x 3.66m)

BEDROOM ONE

Fitted carpet, storage heater, window to the rear aspect with secondary glazing.

11'11 x 10'9 (3.63m x 3.28m)

BEDROOM TWO

Fitted carpet, electric heater, window to the rear aspect with secondary double glazing.

11'0 x 10'9 (3.35m x 3.28m)

BEDROOM THREE

Fitted carpet, electric storage heater and a window to the side aspect with secondary double glazing.

8'9 x 8'6 (2.67m x 2.59m)

FRONT OF PROPERTY

Wrap around garden to the front, rear and side of the property with lawn and shrub. Long gravel driveway leaving leading to a detached single garage.

REAR GARDEN

Rear garden is enclosed by a brick wall and a metal gate. Mainly laid to lawn with some shrubs. Greenhouse and small patio area ideal for entertaining.

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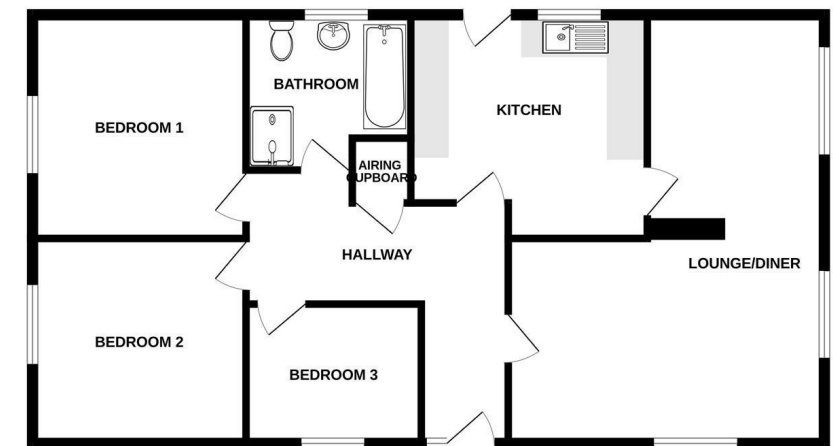
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NO UPWARD CHAIN Located in the highly desirable village of Dersingham, Norfolk, this charming detached bungalow is a superb opportunity for buyers seeking a property they can truly make their own. Set in a desirable coastal location, this bungalow offers excellent potential for refurbishment and modernisation, allowing the next owner to create a home tailored to their taste and lifestyle. With three well-proportioned bedrooms, this property is perfect for families or those looking to downsize without compromising on space. As you enter, you are greeted by a generous L-shaped lounge diner, which is bathed in natural light, creating a warm and inviting atmosphere. This versatile living area is ideal for both relaxation and entertaining, providing ample room for family gatherings or quiet evenings in. The good-sized kitchen, while functional, presents an exciting opportunity for modernisation, allowing you to tailor the space to your personal taste and lifestyle. Set on a corner plot, the bungalow boasts a wrap-around garden, offering a delightful outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The garden provides a perfect setting for summer barbecues or peaceful afternoons spent soaking up the sun. This property is not only a blank canvas for your creative vision but also benefits from its prime location, making it a sought-after choice for potential buyers. With its spacious layout and potential for enhancement, this bungalow is a rare find in the market. Do not miss the chance to make this lovely home your own.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 0025



