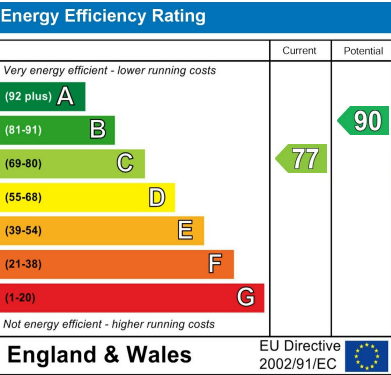


DIRECTIONS

Sat Nav: PE31 6PS



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

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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.

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"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.

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11 Valley Rise Dersingham King's Lynn Norfolk PE31 6PS

BEAUTFULLY PRESENTED SPACIOUS FOUR BEDROOM CHALET WITH
DRIVEWAY PARKING AND A CARPORT

King's Lynn

£375,000 Freehold

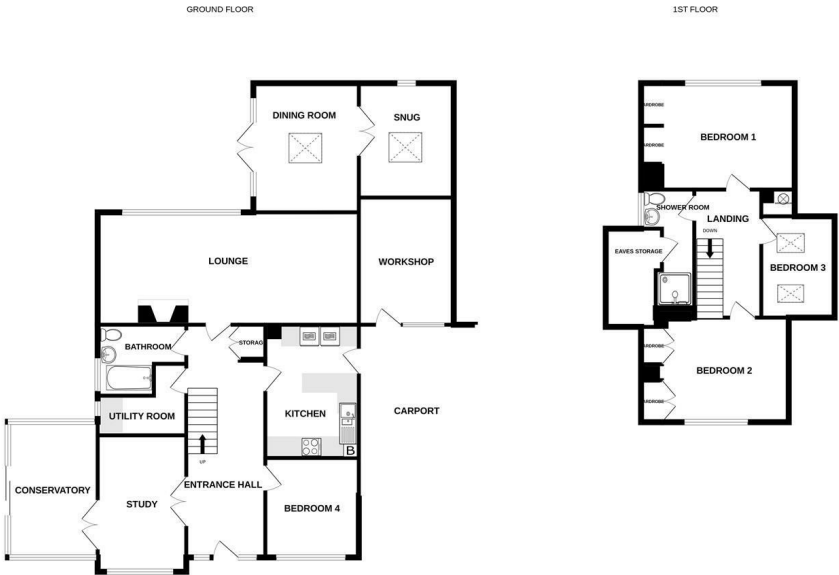
01553 692828
sales@brittons.net





ENTRANCE HALL Wooden flooring, double radiator, stairs to first floor landing. Doors leading to kitchen, utility, bathroom, living room, bedroom four, and glazed panel doors leading to the study.	
STUDY Laminate flooring, double radiator, window to the front aspect and double panel doors leading into the conservatory.	13'3" x 8'11" (4.04m x 2.72m)
CONSERVATORY Laminate flooring, double glazed with a UPVC roof, sliding door to the outside.	13'8" x 8'11" (4.17m x 2.72m)
BEDROOM FOUR Radiator and window to the front aspect.	9'10" x 9'3" (3.00 x 2.84)
KITCHEN Range of wall, base and drawer units with round edge worktop over. Breakfast bar. Tiled splash backs. One and half bowl stainless steel sink with drainer and mixer tap over, two built in electric ovens, built in ceramic hob with stainless steel back splash and a circular black glass extractor over. Plumbing for a dishwasher. Wall unit housing gas fired boiler. Tiled floor. Spot lights. Window to the side aspect and a radiator.	13'3" max x 9'3" max (4.06 max x 2.84 max)
UTILITY Tiled flooring, inset spot lights, tiled walls. Window to the conservatory. Plumbing provision for washing machine.	8'11" x 4'1" min (2.72m x 1.27m min)
BATHROOM Three piece suite comprising of a P shaped bath wit mixer tap and shower over, W.C, and pedestal hand wash basin. Tiled splash back. Laminate flooring, heated towel rail and window to the side aspect. Inset spot lights.	6'3" min opening to 9'6" max x 6'11" max (1.91m min opening to 2.90m max x 2.11 max)
LOUNGE Wooden flooring, window to the rear aspect, double radiator, feature fireplace with inset wood burner standing on a tiled hearth. Room opens through into the dining room.	26'2" x 10'11" max (7.98m x 3.35m max)
DINING ROOM Wooden flooring, lantern skylight with integral blind, double radiator, double glazed doors to rear garden and a second set of double glazed doors leading to the snug.	12'11" x 10'7" (3.94m x 3.23m)
SNUG Lantern skylight with integral blind, one double radiator and one single radiator. Window to the rear aspect.	11'5" x 9'6" (3.48m x 2.90m)
LANDING Access to roof space and doors to all rooms	
BEDROOM ONE Window to the rear aspect, two built in wardrobes and a double radiator.	12'11" max x 10'11" (3.94m max x 3.33m)
BEDROOM TWO Window to the front aspect, two built in wardrobes with double floors and a radiator.	12'9" max x 10'7" (3.91m max x 3.25m)
BEDROOM THREE Laminate flooring, wo velux skylights, single radiator and airing cupboard housing hot water cylinder.	10'0" max x 6'7" max (3.05m max x 2.01m max)
SHOWER ROOM Three piece suite comprising of a shower cubicle with full height ceramic wall tiling and mixer shower, ceiling extractor fan, hand wash basin with tiled splashback set on a vanity unit and a W.C. Laminate flooring and window to the side aspect. Single radiator.	11'8" max x 2'3" min opening to 4'9" max (3.56m max x 0.71m min opening to 1.45m max)
FRONT OF PROPERTY Mainly laid to lawn with borders containing established shrubs and plants. Concrete car standing to the left of the gate with pedestrian access to the rear garden. Gravel driveway with access to the car port.	
CAR PORT Door to both workshop and door into kitchen. Outside tap and a polycarbonate roof.	19'7" x 11'6" (5.99m x 3.53m)

MOTIVATED VENDOR Located in the charming area of Valley Rise, Dersingham, this delightful detached chalet offers a perfect blend of modern living and classic comfort. Built in 1960, the property has been thoughtfully designed to provide bright and spacious rooms, making it an ideal family home. As you enter, you are welcomed by an open plan lounge and dining area, which is enhanced by lantern skylights that flood the space with natural light, creating a warm and inviting atmosphere. The modern, well-equipped kitchen is perfect for culinary enthusiasts, providing ample space for meal preparation and entertaining. This property boasts three reception rooms, including a snug that offers a cosy retreat for relaxation. The study provides a quiet space for work or study, while the conservatory invites you to enjoy the beauty of the garden throughout the year. The accommodation comprises four well-proportioned bedrooms, with one conveniently located on the ground floor, making it suitable for those who prefer to avoid stairs. The ground floor also features a family bathroom, while the first floor is home to a further shower room, ensuring convenience for all residents. With its spacious layout and modern amenities, this chalet is perfect for families seeking a comfortable and stylish home in a peaceful setting. Don't miss the opportunity to make this lovely property your own. Please note this property does have leased solar panels.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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 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.
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