

## DIRECTIONS

Sat Nav: PE21 6JY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	69
(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.

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**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.

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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.*

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47 Lynn Road Dersingham King's Lynn PE31 6JY

**WELL PRESENTED SPACIOUS FOUR BEDROOM DETACHED  
BUNGALOW WITH SEPERATE SELF CONTAINED DETACHED ANNEXE**

**King's Lynn**

**£550,000 Freehold**

01553 692828  
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**ENTRANCE HALL**

Fitted carpet, airing cupboard, radiator.

**LOUNGE**

Fitted carpet, feature fireplace with inset multi fuel burner, French doors into rear garden with windows to either side and a radiator.

152 x 137 (4.62m x 4.14m )

**DINING ROOM**

Fitted carpet, window to the rear aspect and radiator.

11'3 x 10'0 (3.43m x 3.05m )

**KITCHEN**

Range of modern base, wall and drawer units with worktop over, ceramic sink inset to worktop with mixer tap over, integrated double oven with hob and extractor hood over. Space for American fridge freezer . Breakfast island with space for bar stools. Tiled splash back, Luxury Vinyl Tiling , windows to both the front and side aspect.

11'8 x 11'4 (3.56m x 3.45m )

**UTILITY ROOM**

Fitted base units with worktop over, stainless steel sink with drainer and mixer tap over. Space and plumbing for tumble drier and washing machine. Luxury Vinyl Tiling, radiator and a window to front aspect and a door leading to the rear garden.

11'3 x 5'3 (3.43m x 1.60m )

**MASTER BEDROOM**

Fitted carpet, built in wardrobes, storage cupboard, window to side aspect and a radiator. Door into ensuite.

11'5 x 10'9 (3.48m x 3.28m )

**ENSUITE**

Three piece suite comprising of hand wash basin, W.C and a shower cubicle. Fully tiled and a heated towel rail and an extractor fan. Window to the side aspect.

**BEDROOM TWO**

Fitted carpet, window to side aspect and a radiator. Built in wardrobes.

11'4 x 11'1 (3.45m x 3.38m )

**BEDROOM THREE**

Fitted carpet, window to front aspect and a radiator.

11'5 x 10'11 (3.48m x 3.33m )

**BEDROOM FOUR**

Fitted carpet, window to the front aspect and a radiator.

11'4 x 10'11 (3.45m x 3.33m )

**BATHROOM**

Spacious bathroom comprising of a four piece suite to include a hand wash basin set within a vanity unit, W.C a bath with mixer taps over and a walk in shower cubicle with rainfall head as well as hand held attachment. Heated towel rail. Tiled walls and flooring. Extractor fan and window to the side aspect.

**ANNEXE LIVING AREA**

Open plan kitchen living area featuring a range of base, wall and drawer units with work top over. Stainless steel sink with mixer tap over, integrated fridge, integrated electric oven, integrated washing machine, ceramic hob with extractor hood over. Two windows to the front aspect of the annexe and a UPVC entrance door. Electric storage heater.

18'3 max x 17'7 max (5.56m max x 5.36m max )

**ANNEXE SHOWER ROOM**

Three piece suite comprising of a hand wash basin, W.C and a double size shower cubicle. Anti mist mirror with inset lighting, heated towel rail, tiled walls and flooring. Two windows to the side aspect of the annexe. Radiator.

8'4 x 4'11 (2.54m x 1.50m )

**GARAGE**

Up and over door to the front, electric light and power.

**FRONT OF PROPERTY**

Five bar wooden gate to the entrance, shingle driveway with parking for several vehicles, established shrubs and plants to borders. Boundary comprising of hedge and wooden fence.

**REAR OF PROPERTY**

Well maintained garden mainly laid to lawn with a patio seating area laid to block paving. Shingle driveway leading to garage / annexe allowing for further parking. Wide range of shrubs, plants, flowers and decorative trees to beds and borders. Boundary consisting of hedge and wooden fencing.

**IMPORTANT INFORMATION**

Nestled on Lynn Road in the charming village of Dersingham, King's Lynn, this delightful detached bungalow offers a perfect blend of comfort and modern living. The property boasts a light and spacious interior, making it an ideal family home or a serene retreat. As you enter, you are welcomed by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings by the log burner in the lounge. The heart of the home is undoubtedly the modern kitchen, which features a stylish island that provides space for bar stools, making it an excellent spot for casual dining or breakfast gatherings. This bungalow comprises four generously sized double bedrooms, with the master bedroom benefiting from an ensuite bathroom for added convenience. The large and contemporary main bathroom caters to the needs of the household with ease. In addition to the main living space, the property includes a detached studio annexe, which features a kitchenette, a walk-in shower, and a comfortable living area / bedroom. This versatile space presents an excellent opportunity for a holiday let or an Airbnb, subject to obtaining the necessary planning permissions. With its modern amenities and spacious layout, this property is not only a wonderful family home but also a potential investment opportunity. The tranquil setting of Dersingham, combined with the convenience of nearby amenities, makes this bungalow a must-see for those seeking a blend of comfort and practicality.

**GROUND FLOOR**



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, masses and other items are approximate and no responsibility is taken for any variation in the dimensions. This plan is for illustrative purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been fitted and no guarantee as to their operation or efficiency can be given.  
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