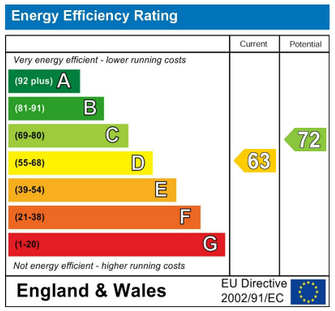
DIRECTIONS

SATNAV: PE31 6UU



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: 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.

brittons
estate agents

www.brittons.net

19 Reynolds Way Dersingham PE31 6UU

TWO BEDROOM DETACHED BUNGALOW WITH GARAGE AND DRIVEWAY PARKING

Dersingham **£280,000 Freehold**

01553 692828
sales@brittons.net

naea | propertymark PROTECTED

The Property Ombudsman

DERSINGHAM
Dersingham is a welcoming village in West Norfolk that offers a convenient blend of everyday amenities and access to beautiful natural surroundings. Residents benefit from a range of local facilities, including a supermarket, independent shops, cafés, a pharmacy, medical services, and a primary school, making it well suited to families, retirees, and professionals alike. The village enjoys excellent transport links to King's Lynn and the North Norfolk coast, while nearby attractions such as Sandringham Estate, Dersingham Bog National Nature Reserve, and Roydon Common provide outstanding opportunities for walking, cycling, and wildlife watching. With its strong sense of community, regular local events, and proximity to both countryside and coastline, Dersingham offers an attractive lifestyle that combines rural charm with everyday convenience.

ENTRANCE HALL
Entrance from the side of the property, carpeted, radiator, doors to kitchen, lounge, bathroom and bedrooms one and two.

LOUNGE 18'7" x 11'5" (5.66m x 3.48m)
Carpeted, gas fire with marble surround, radiator, window to side aspect, access to dining room.

DINING ROOM 10'11" x 9'11" (3.33m x 3.02m)
Carpeted, radiator, door to utility room, and French doors to conservatory.

ULTILTY ROOM
Tiled floor, plumbing for washing machine, loft hatch, window to rear, doors to WC, kitchen and external door to side of property.

W C
Tiled flooring, WC and hand basin, window to side aspect.

KITCHEN 10'11" x 9'1" (3.33m x 2.77m)
Tiled flooring, electric cooker point, space and plumbing for dishwasher.

CONSERVATORY 10'4" x 8' (3.15m x 2.44m)
Carpeted, radiator, French doors to garden.

BATHROOM
Three piece suite comprising of a bath with shower attachment, WC and hand basin. carpeted, window to side aspect.

BEDROOM ONE 11'2" x 10'7" (3.40m x 3.23m)
Carpeted, radiator, window to front aspect.

BEDROOM TWO 9'11" x 7'10" (3.02m x 2.39m)
Carpeted, radiator, window to front aspect.

GARAGE
Single garage with up and over door, power and lighting.

IMPORTANT INFORMATION
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: 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.

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.

Nestled in the highly sought-after area of Reynolds Way, Dersingham, this charming detached bungalow offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is perfect for those seeking a peaceful retreat or a family home. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The kitchen, complete with a separate utility room, is both functional and practical, catering to all your culinary needs. One of the standout features of this bungalow is the lovely conservatory, which overlooks a beautifully maintained garden. This serene outdoor space, complete with a wildlife pond, is perfect for enjoying the tranquillity of nature or hosting summer gatherings. The property also boasts a garage with convenient access from the garden, equipped with power and lights, making it an excellent space for storage or hobbies. Additionally, the ample space on the driveway ensures that parking is never a concern. This delightful bungalow is not just a home; it is a lifestyle choice, offering a peaceful setting while being close to local amenities. With its attractive features and prime location, this property is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this charming bungalow your new home.
OFFERED WITH NO ONWARD CHAIN

GROUND FLOOR

Whilst 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 ©2026