

DERSINGHAM OFFICE

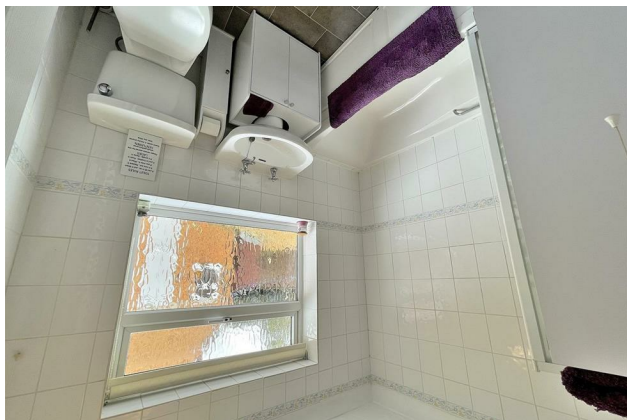
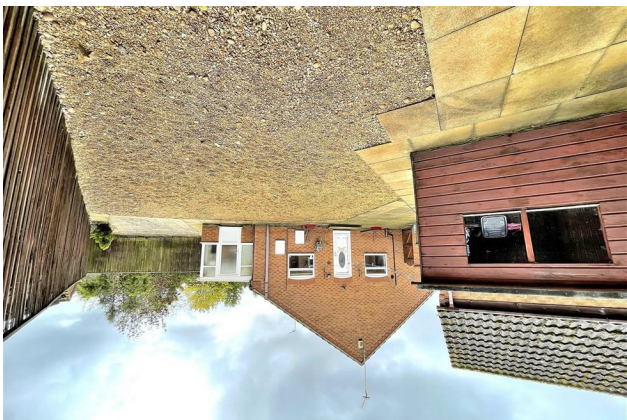
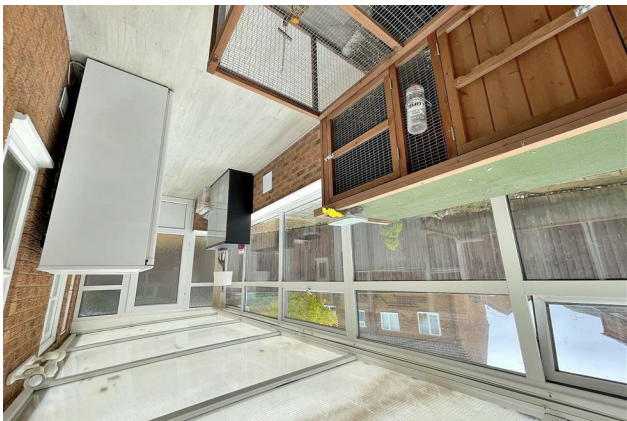
The property is situated in a popular location within the sought after village of Dersingham. The village offers a wide range of facilities to include: doctor's surgery, vets, library, chemist, schools, supermarket, opticians and public houses. A wider range of shopping and leisure facilities can be found in King's Lynn which also benefits from a main rail link to Ely, Cambridge and King's Cross. The royal estate of Sandringham is also within close proximity.

NO ONWARD CHAIN A well presented semi-detached bungalow offering accommodation including: Entrance Hall, Kitchen, Lounge/Diner, Conservatory, Two Double Bedrooms and Bathroom. The property which benefits from mostly UPVC double glazing and gas central heating has gardens to the front and rear along with ample off-road parking and a single garage.

25 Wiclewood Way, Dersingham, King's Lynn, PE31 6UL



Price £260,000 Freehold



ENTRANCE HALL

Textured and coved ceiling, access to roof space. LVT vinyl flooring, power points, single radiator. Airing cupboard housing gas fired boiler supplying domestic hot water and radiators (approx 18 months old). Doors to:-

KITCHEN

10'2" x 8'11" (3.10m x 2.72m)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to side, double glazed window to rear, plumbing provision for washing machine. Range of matching wall and base units with round edged work surfaces over, tiled splash backs, one and a half bowl sink unit with single drainer and mixer tap over, built-in electric oven, built-in gas hob with cooker hood over. Door to conservatory.

LOUNGE/DINER

17'6" max x 11'6" max (5.33m max x 3.51m max)

Textured and coved ceiling, power point, television point, double radiator, double glazed window to rear, double glazed white aluminum sliding door to:-

CONSERVATORY

18'3" x 6'2" (5.56m x 1.88m)

UPVC double glazing over a brick base, poly carbonate roof, laminate flooring, power points, UPVC double glazed door to rear garden.

BEDROOM ONE

11'2" x 8'5" min opening to 10'6" (3.40m x 2.57m min opening to 3.20m)

Textured and coved ceiling, laminate flooring, power points, single radiator, UPVC double glazed bow window to front. Fitted wardrobes.

BEDROOM TWO

10'1" x 7'10" (3.07m x 2.39m)

Textured and coved ceiling, power points, television point, telephone socket, single radiator, UPVC double glazed window to front.

BATHROOM

6'8" x 5'7" (2.03m x 1.70m)

Textured and coved ceiling, vinyl floor covering, UPVC double glazed window to side, single radiator. Full height ceramic wall tiling, wall extractor. Suite comprising panelled bath with mixer tap and shower attachment over along with a folding shower screen, pedestal wash hand basin, low level WC.

OUTSIDE

FRONT

Garden laid mainly to gravel with a gravel driveway supplying car standing and giving access to the garage. Gate giving pedestrian access to the rear.

GARAGE

17'0" x 8'11" max (5.18m x 2.72m max)

Up and over door, power and lighting, UPVC double glazed window and UPVC double glazed personnel door to side.

REAR

The garden is enclosed mainly by fencing and laid to paved patio one part and gravel to the other part along with a paved path to the garage. Timber garden shed, outside tap. Gate to front.

DIRECTIONS

Leave our Dersingham office by turning right onto Hunstanton Road, then turn right on the bend next to the Co-Op supermarket into Mountbatten Road. First turning left into Hipkin Road and then second right into Wiclewood Way where the property will be found at the bottom on the right hand side.

SERVICES

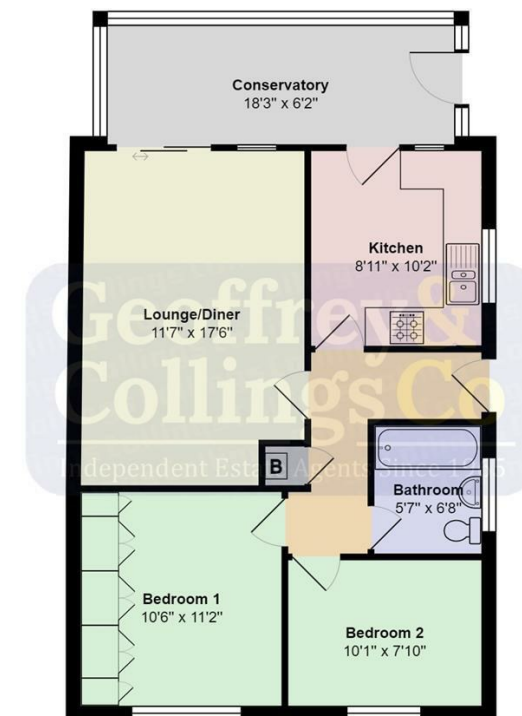
Mains electricity, mains gas, mains water mains drainage.

COUNCIL TAX BAND

Band - B

ENERGY RATING

EPC - D



AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.