

PRICE £275,000 FREEHOLD



14 White Horse Drive, Dersingham, King's Lynn, Norfolk, PE31 6HL

An extensively refurbished Victorian cottage, situated in the popular village of Dersingham. The property provides well-proportioned accommodation and a generously sized rear garden, as well as an off-road parking space to the front. The house would make a comfortable main home for a couple or family, but given the coastal location and proximity to other local attractions, it would also make an ideal second home or holiday let.

Dersingham 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 line rail link to Ely, Cambridge and King's Cross. The royal estate of Sandringham is also within close proximity.

**Geoffrey Collings and Co –
Dersingham Office**

ACCOMMODATION

Visitors are welcomed through the porch into the dining room, with large under stairs storage space. The lounge provides more than ample space for living room furniture with a feature fireplace as the rooms main focal point.

The kitchen comprises a range of storage units along two walls, incorporating an integrated oven and 4-ring induction hob, with plumbing/space for a dishwasher and a recess for an additional appliance. At the back of the kitchen there is a useful utility lobby, with a built-in cupboard and plumbing/space for a washing machine, which leads through to the neatly appointed bathroom.

Upstairs there are three bedrooms arranged around the landing. Two of the bedrooms are double bedrooms, whilst the third bedroom is a comfortable single room or study. The master bedroom benefits from wardrobes and a w/c.

OUTSIDE

The property is set back from the road behind a shingle frontage which provides off-road parking for one vehicle. Further parking is available under the carport. Gated access at the side of the cottage leads around to the rear garden, which is a fantastic size and split into three sections, gravel area for entertaining and potted plants, a lawned area and a vegetable patch at the bottom of the garden. The back garden has an old style water pump which manually draws water from an underground tank fed from channelled rain water.

ADDITIONAL NOTES

ENERGY RATING

Band D. The full certificate can be downloaded from the EPC Register or provided by Geoffrey Collings & Co.

COUNCIL TAX

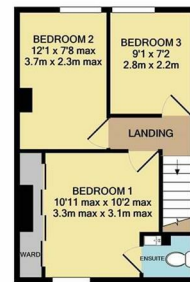
Band B = £1737.32 for 2024/25. Borough Council of King's Lynn & West Norfolk

SERVICES

We understand that main supply services of Electricity, Gas, Water and Drainage are connected to the property.

DIRECTIONS

Leave our Dersingham office by turning left into White Horse Drive where the property will be found further along on the right hand side.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.