



Price £480,000 Freehold



5 Old Hall Drive, Dersingham, King's Lynn, PE31 6JT

A mature detached house offering spacious accommodation including Entrance Hall, Cloakroom, Lounge, Dining Room, Study, Kitchen, Utility and Conservatory to the ground floor along with a Galleried Landing, Four Double Bedrooms, Bathroom and En suite Shower Room to the first floor. The property which benefits from UPVC double glazing and oil fired central heating, has well maintained mature gardens to the side and rear together with ample off road parking and an attached double garage.

The property is situated in a popular location within the sought after popular village of Dersingham. The village offers a wide range of facilities to include: doctor's surgery, vets, library, chemist, schools, supermarkets, 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.

GROUND FLOOR

STORM PORCH WITH TIMBER FRONT ENTRANCE DOOR TO:

ENTRANCE HALL

Textured and coved ceiling, power points, double radiator, stairs to first floor landing, doors to living room, dining room, kitchen and study. Door to:-

CLOAKROOM

6'2" x 3'8" (1.87 x 1.12)

Textured and coved ceiling, vinyl floor, UPVC double glazed window to front, single radiator, low level WC and wash hand basin in pine fronted vanity unit.

LIVING ROOM

23'4" x 13'6" (7.1 x 4.11)

Textured and coved ceiling, two double radiators, power points, TV point, feature coal effect calor gas fire with brick surround, UPVC double glazed window to front, pair of UPVC double glazed doors opening to rear patio.

DINING ROOM

11'11" x 9'5" (3.64 x 2.88)

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

STUDY

9'11" x 9'7" (3.02 x 2.93)

Textured and coved ceiling, double radiator, power points, UPVC double glazed window to rear.

KITCHEN

13'6" x 11'11" (4.11 x 3.63)

Textured and coved ceiling, ceramic tiled floor, double radiator, power points, pantry with shelving, range of matching wall and base units, with round edged work top and tiled splash back, one and a half bowl stainless steel sink with drainer and mixer tap over, space for oven, space and plumbing for dishwasher, UPVC double glazed window to rear.

UTILITY

10'5" x 6'11" (3.18 x 2.1)

Textured and coved ceiling, ceramic floor tiles, double radiator, matching fitted base and wall units with round edged work surface and tiled splash back, stainless steel single drainer sink with mixer tap over, space and plumbing for washing machine and dryer, space for fridge/freezer, power points, UPVC double glazed door and window to rear.

CONSERVATORY

18'5" x 10'0" max (5.62 x 3.06 max)

Polycarbonate type roof, UPVC double glazed framework off dwarf cavity brick wall, double doors opening on to rear patio, power points, lighting, double radiator, TV point.

FIRST FLOOR

GALLERIED LANDING

Textured and coved ceiling, access to roof space, power points, airing cupboard housing hot water cylinder.

BEDROOM ONE

13'7" x 13'5" (4.14 x 4.1)

Textured and coved ceiling, double radiator, power points, UPVC double glazed window to front.

ENSUITE

7'9" x 6'2" (2.36 x 1.87)

Textured and coved ceiling with extractor fan, part tiled walls, vinyl floor, single radiator, coloured suite comprising low level WC, pedestal wash hand basin and shower unit with system shower, UPVC double glazed window to front.

BEDROOM TWO

11'11" x 11'1" (3.64 x 3.38)

Textured and coved ceiling, single radiator, power point, twin door storage cupboard, UPVC double glazed window to rear.

BEDROOM THREE

12'0" x 9'4" (3.65 x 2.85)

Textured and coved ceiling, single radiator, power points, twin door storage cupboard, UPVC double glazed window to front.

BEDROOM FOUR

11'6" max x 9'6" (3.51 max x 2.9)

Textured and coved ceiling, single radiator, power points, double door storage cupboard, UPVC double glazed window to rear.

FAMILY BATHROOM

9'10" x 6'5" (3.0 x 1.95)

Textured and coved ceiling, part tiled walls, vinyl floor, matching coloured suite comprising bath with mixer tap and shower head over, pedestal wash hand basin, WC, bidet, four drawer storage unit, double radiator.

OUTSIDE

FRONT

Coloured asphalt driveway, providing ample car standing and giving access to the double garage.

DOUBLE GARAGE

18'1" x 18'0" (5.51 x 5.49)

Double up and over electrically operated door, UPVC double glazed window to side, oil fired boiler supplying domestic hot water and radiator heating, power and lighting.

REAR

Enclosed mature garden, laid mainly to lawn with borders containing mature shrubs, plants and trees, patio area to rear of house, timber shed.

SERVICES

We understand that mains, electricity, water and drainage are connected to the property. There are calor gas cylinders for the gas fire.

COUNCIL TAX

Band F = £3,073.99 for 2023/24.

ENERGY PERFORMANCE RATING

EPC F

DIRECTIONS

Leave our Dersingham office by turning right onto Hunstanton Road and at the bend turn left in to Post Office Road. At the T-junction turn right on to Chapel Road and then take the next right into Old Hall Drive. The property will be found after a short distance along on the left hand side.



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.