

DERSINGHAM OFFICE

The property is situated in a popular location made up of similar properties within the sought after village of Dersingham. The village offers a wide range of facilities to include: doctors surgery, vets, library, chemist, schools, supermarkets, garden centre, 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 London Kings Cross.

NO ONWARD CHAIN An extended mature semi detached bungalow offering accommodation including Entrance Hall, Kitchen, Living Room, Dining Room, Two Double Bedrooms, Conservatory and Shower Room. The property which requires a schedule of refurbishment, benefits from mostly UPVC double glazing and gas central heating and well maintained mature gardens to the front and rear along with ample off road parking and a carport.

44 Queen Elizabeth Drive, Dersingham, King's Lynn, Norfolk, PE31 6JH

Price £235,000 Freehold



DOUBLE GLAZED ALUMINIUM DOOR AT SIDE TO:-

ENTRANCE HALL

Textured ceiling, access to roof space, tiled floor, power point, telephone socket, single radiator, airing cupboard housing gas fired boiler supplying domestic hot water and radiators, doors to:-

KITCHEN

9'6" x 8'1" min (2.90 x 2.46 min)

Textured ceiling, wall extractor, single radiator, plumbing provision for washing machine, UPVC double glazed windows to the front and side, range of matching wall and base units with round edged work surfaces over along with matching upstands, stainless steel sink with single drainer and mixer tap over, built in electric oven, space for fridge freezer, built in storage cupboard.

LIVING ROOM

17'9" x 10'11" max (5.41 x 3.33 max)

Textured ceiling, power points, single radiator, UPVC double glazed window to front, feature living flame gas fire (isolated).

SHOWER ROOM

6'10" x 5'8" (2.08 x 1.73)

Textured ceiling with inset spotlights, tiled floor, UPVC double glazed window to side, chrome heated towel rail, full height ceramic wall tiling, suite comprising 1335mm wide shower cubicle with fitted electric shower, wash hand basin set on a vanity unit with cupboard under, corner low level WC.

BEDROOM ONE

12'11" x 9'1" min (3.94 x 2.77 min)

Textured ceiling, power points, single radiator, window to conservatory, full length fitted wardrobes with overhead cupboards.

DINING ROOM

9'6" x 9'3" (2.90 x 2.82)

NOTE - this room could be used as third bedroom.

Textured ceiling, power points, telephone socket, single radiator, UPVC double glazed window to side, door to:-

BEDROOM TWO

10'0" x 9'5" (3.05 x 2.87)

Power points, single radiator, white double glazed aluminium window to rear, UPVC door to:-

CONSERVATORY

9'7" x 9'5" (2.92 x 2.87)

UPVC double glazing, polycarbonate roof, power points, UPVC double glazed double doors to rear.

OUTSIDE

FRONT

Garden laid mainly to lawn with borders containing mature shrubs and plants, concrete driveway supplying car standing and leading to the carport at the side with an outside tap and a timber garden shed.

REAR

Garden laid mainly to lawn and enclosed mainly by fencing with borders containing mature shrubs and plants. Paved patio area off the conservatory and across the rear of the bungalow, two further raised patio areas, two timber garden sheds.

DIRECTIONS

Leave our Dersingham office by turning right onto Hunstanton Road and take the first left into Post Office Road. Take the first turning right into Centre Vale and continue on this road round a left hand bend into Queen Elizabeth Drive. The property will be found further along on the right hand side.

SERVICES

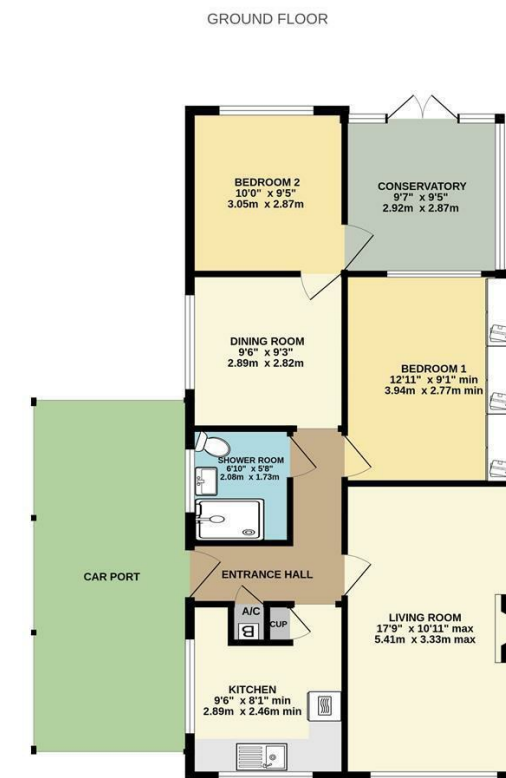
Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX

Band B = £1,683.35 for 2023/24.

ENERGY PERFORMANCE RATING

EPC - D



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of above, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions, positions and descriptions shown have not been tested and no guarantee is given as to their quantity or efficiency can be given.
Made with AutoCAD 2002

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.