

A mature detached bungalow beautifully presented, set on a corner plot, that has been extended to provide spacious accommodation including: Entrance Hall, Kitchen, Utility, Shower Room, Lounge/Dining Room, Three Double Bedrooms and Family Shower Room. The property which benefits from UPVC double glazing and gas central heating has well maintained gardens to the front, rear and side along with off road parking and an adjoining large single Garage.

The property is situated in a popular residential area 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 line rail link to Ely, Cambridge and King's Cross. The royal estate of Sandringham is also within close proximity.

1 Windsor Drive, Dersingham, King's Lynn, PE31 6JL



Price £365,000 Freehold



COMPOSITE FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Textured and coved ceiling, access to part boarded roof space with pull down ladder and lighting which also houses the gas fired boiler supplying domestic hot water and radiators. Power points, single radiator, cloaks cupboard. Door to kitchen, lounge/diner, bedrooms and bathroom.

KITCHEN

10'7" max x 9'4" max (3.23 max x 2.84 max)

Skimmed and coved ceiling with inset spotlights, tiled floor, power points, double radiator, UPVC double glazed window to front, Airing cupboard housing hot water cylinder. Electric underfloor heating. Range of matching wall and base units with round edged work surfaces over along with glass splash backs. One and a half bowl composite sink unit with single drainer and mixer tap over, built in Neff electric double oven, built in Neff induction hob with extractor hood over, built in dishwasher, built in fridge, opening through to:-

UTILITY

10'4" x 6'11" (3.15 x 2.11)

Skimmed and coved ceiling with inset spotlights, ceiling extractor, tiled floor, UPVC double glazed window to front, plumbing provision for washing machine. Range of matching wall and base units with round edged work surfaces over along with glass splashbacks, composite sink unit with drainer and mixer tap over. Built in freezer, UPVC double glazed door to side. Door to:-

SHOWER ROOM

6'11" x 3'8" (2.11 x 1.12)

Skimmed and coved ceiling with inset spotlights, ceiling extractor, tiled floor, UPVC double glazed window to rear, chrome heated towel rail, full width shower cubicle with composite back splashes and fitted remote control system mixer shower, vanity combi unit with inset wash hand basin and low level WC.

LOUNGE/DINING ROOM

25'2" x 14'5" (7.67 x 4.39)

Skimmed ceiling with moulded coving, power points, television point, telephone socket, 2 single radiators, UPVC double glazed window to side, feature fireplace with inset living flame gas fire, UPVC double glazed double doors to rear.

BEDROOM ONE

12'10" max x 9'5" max (3.91 max x 2.87 max)

(max room measurements excluding fitted bedroom furniture) Skimmed ceiling with molded coving, power points, television point, single radiator, UPVC double glazed window to rear. Range of fitted bedroom furniture including wardrobe with overhead cupboards and bedside cabinets.

BEDROOM TWO

9'8" x 9'5" (2.95 x 2.87)

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

BEDROOM THREE

9'7" x 7'11" (2.92 x 2.41)

Skimmed ceiling with molded coving, power points, single radiator, UPVC double glazed window to rear.

SHOWER ROOM

8'6" x 5'7" (2.59 x 1.70)

Textured and coved ceiling, tiled floor, UPVC double glazed windows to front, chrome heated towel rail. Suite comprising full width walk-in shower area with floor drain, composite back splashes and fitted electric shower with glass screen. Wash hand basin with composite back splash, low level WC.

OUTSIDE

FRONT

The property is set on a corner plot with a low walled frontage with a garden being laid mainly to lawn with borders containing mature shrubs and plants. Concrete driveway supplying car standing and giving access to the garage. Concrete path to the front entrance door and to a gate at the left side of the bungalow giving pedestrian access to the side garden.

GARAGE

16'10" min x 13'10" max (5.13 min x 4.22 max)

Power up and over door, power and lighting, UPVC double glazed window and UPVC double glazed personnel door to rear.

SIDE AND REAR

The side garden is laid mainly to lawn with borders containing mature shrubs and plants and being enclosed mainly by fencing. The side garden leads round to the rear which is again enclosed mainly by fencing and laid mainly to lawn with borders containing mature shrubs and plants. Gravelled area with inset shrubs, path leading to the personnel door of the garage.

SERVICES

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

COUNCIL TAX BAND

Band - C = £1891.69 for 2023/24

ENERGY RATING

EPC - D

DIRECTIONS

Leave our Dersingham office by turning right onto Hunstanton Road and take the first turning left into Post Office Road. Take the first turning right into Queen Elizabeth Drive, follow the road round and proceed round a sharp left hand bend and then take the second right into Windsor Drive the property will be found on corner on the left hand side.



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 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. Made with Metropack ©2023

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