

DERINGHAM OFFICE

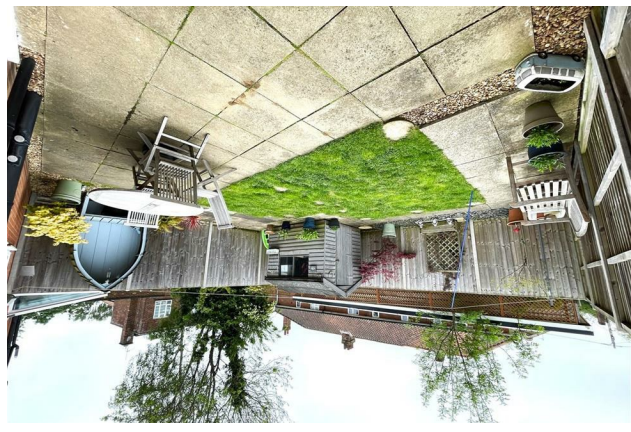
A mature end-terraced house offering accommodation including: Entrance Hall, Lounge/Dining Room and Kitchen to the ground floor along with Landing, Two Bedrooms and Bathroom to the first floor. The property which benefits from gas central heating and UPVC double glazing, has ample off-road parking to the front along with an enclosed garden to the rear.

The property is situated within the sought after village of Dersingham. The village offers a wide range of facilities to include: doctor's surgery, library, chemist, vet, 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 London King's Cross.

12 Iveagh Close, Dersingham, King's Lynn, Norfolk, PE31 6YH



Price £235,000 Freehold



STORM CANOPY WITH UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Textured ceiling, tiled floor, power points, telephone socket, double radiator, stairs to first floor landing, door to:-

LOUNGE/DINING ROOM

20'3" max x 12'6" opening to 15'7" max (6.17m max x 3.81m opening to 4.75m max)

Textured and coved ceiling, tiled floor, power points, television point, two double radiators, UPVC double glazed windows to the front and rear, feature cast iron fire place with white surround and an inset living flame gas fire along with a black granite effect hearth, understairs cupboard. Opening to:-

KITCHEN

16'2" x 8'8" (4.93 x 2.64)

Skimmed ceiling, access to roof space, tiled floor, power points, single radiator, UPVC double glazed windows to the front and rear, cupboard housing gas fired boiler supplying domestic hot water and radiators, plumbing provision for washing machine and dishwasher, range of matching wall and base units with oak block work surfaces over, tiled splash backs, ceramic sink unit with single drainer and mixer tap over, space for cooker with stainless steel extractor hood over, space for american style fridge freezer, UPVC double glazed door to rear.

FIRST FLOOR LANDING

Textured ceiling, access to roof space, power point, UPVC double glazed window to side, doors to:-

BEDROOM ONE

11'4" min opening to x 12'6" x 10'9" max (3.45m min opening to x 3.81m x 3.28m max)

Textured ceiling, power points, double radiator, UPVC double glazed window to front, built-in wardrobe, built-in linen cupboard.

BEDROOM TWO

9'2" x 7'5" min (2.79m x 2.26m min)

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

BATHROOM

7'8" x 5'8" (2.34m x 1.73m)

Skimmed ceiling, Vinyl floor covering, UPVC double glazed window to rear, wall extractor, chrome heated towel rail. Suite comprising; panelled bath with full height ceramic wall tiling and fitted system mixer shower over, vanity unit with inset 812mm wide wash hand basin and drawers under, tiled splash back, low level WC with concealed cistern.

OUTSIDE

FRONT

Laid mainly to gravel car standing with inset shrubs.

REAR

An enclosed garden with paved a patio off the rear of the kitchen to the garden which is laid partly to lawn with further paved and slate chipping areas. Timber garden shed, outside tap, gate giving pedestrian access to the side.

COUNCIL TAX

Band B - £1737.32 for 2024/25

ENERGY RATING

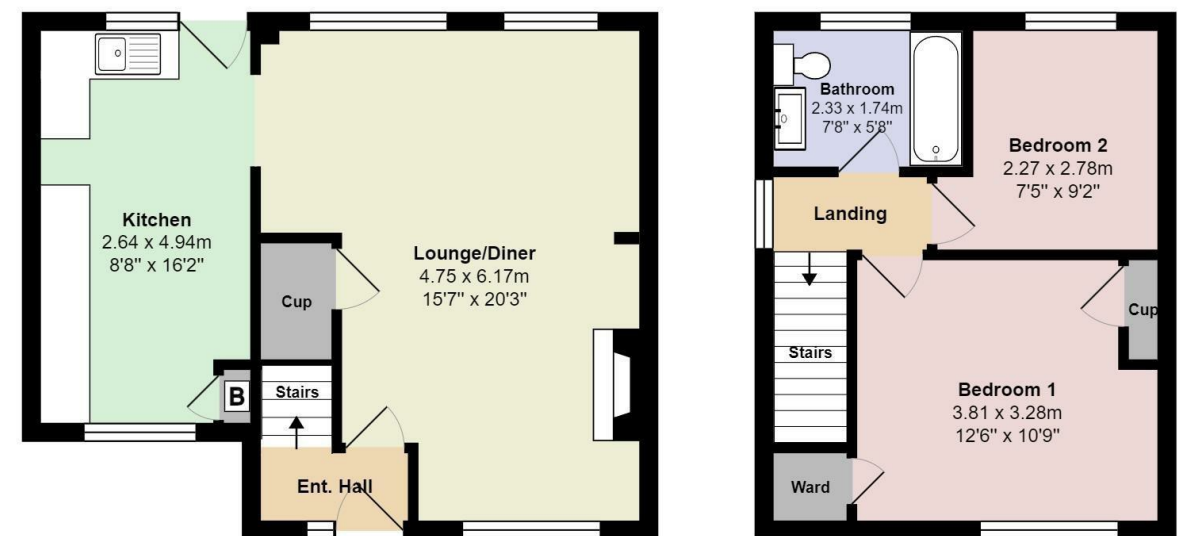
Energy Rating = C

DIRECTIONS

Leave our Dersingham office by heading out of the village on Lynn Road and turn left into Manor Road. Continue past Heath Road on your right and then take the next left into Holyrood Drive and then the first right into Iveagh Close. Continue to the end and the property will be found at the very end on the right hand side.

SERVICES

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



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.