

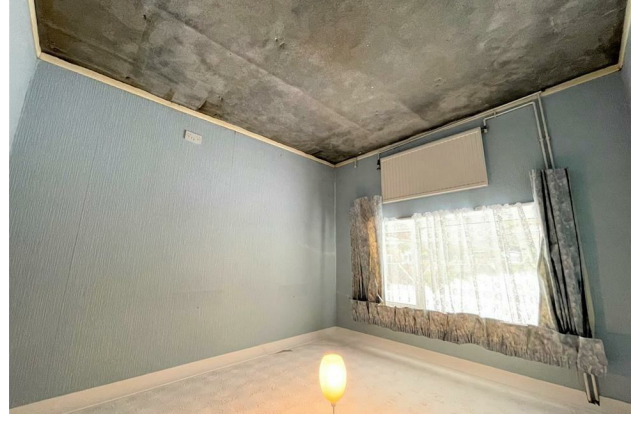
**** NO ONWARD CHAIN**** A mature detached bungalow offering accommodation including; Entrance Hall, Lounge, Kitchen, Lounge/Diner, Sun Lounge, Three Double Bedrooms, Bathroom and Separate WC. The property which requires a schedule of refurbishment, benefits from UPVC double glazing and gas central heating along with off road parking, a sectional single garage and mature gardens to the front and rear.

The property is situated 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, 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.

38 West Hall Road, Dersingham, King's Lynn, Norfolk, PE31 6JF



Offers In Excess Of £250,000 Freehold



UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Textured and coved ceiling, access to roof space, power point, telephone socket, single radiator, built-in storage cupboard. Doors to kitchen, lounge/diner, bedrooms, bathroom and WC.

KITCHEN

9'5" min x 9'4" (2.87 min x 2.84)

Textured ceiling, power points, double radiator, UPVC double glazed window to front, plumbing provision for washing machine, airing cupboard housing hot water cylinder, built in storage cupboard, gas fired boiler supplying domestic hot water and radiators, range of matching wall and base units with round edged work surfaces over, tiled splash backs, stainless steel sink unit with single drainer, UPVC double glazed door to side.

LOUNGE/DINER

15'0" x 11'10" (4.57 x 3.61)

Textured and coved ceiling, power points, television point, double radiator, ornamental fireplace with flame effect electric fire, wood window and glazed door to:-

SUN LOUNGE

11'11" x 9'0" (3.63 x 2.74)

Textured ceiling, single radiator, UPVC double glazed windows to the side and rear, UPVC double glazed double doors to the rear garden.

BEDROOM ONE

13'1" x 9'10" (3.99 x 3.00)

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

BEDROOM TWO

10'2" x 9'5" (3.10 x 2.87)

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

BEDROOM THREE

11'2" max x 8'1" (3.40 max x 2.46)

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

BATHROOM

5'6" x 5'6" (1.68 x 1.68)

Textured and coved ceiling, ceiling extractor, UPVC double glazed window to front, single radiator, full height ceramic wall tiling, suite comprising walk in bath with electric shower over, pedestal wash hand basin.

SEPARATE WC

5'5" x 2'8" (1.65 x 0.81)

Textured and coved ceiling, UPVC double glazed window to front, full height ceramic wall tiling, single radiator, low level WC.

OUTSIDE

FRONT

The property has a low walled frontage with a concrete driveway supplying car standing and giving access to the garage. Further gravel car standing, the garden is laid mainly to lawn with borders containing mature shrubs and plants. Outside tap, concrete path off the front leading to a concrete path at the right giving access to the kitchen door and a gate giving pedestrian access to the rear.

GARAGE

21'0" x 7'10" (6.40 x 2.39)

Sectional garage with up and over door, power and lighting, window and UPVC double glazed personnel door to rear garden.

REAR

Paved patio area off the sun lounge and leading onto an enclosed garden laid mainly to lawn with borders containing mature shrubs and plants. Large timber garden shed, summer house, green house.

DIRECTIONS

Leave our Dersingham office by turning right onto Hunstanton Road, and then left into Post Office Road. Take the first turning right into Centre Vale and then take the second right into West Hall Road. Continue round the left hand bend and the property will be found further along on the right hand side.

SERVICES

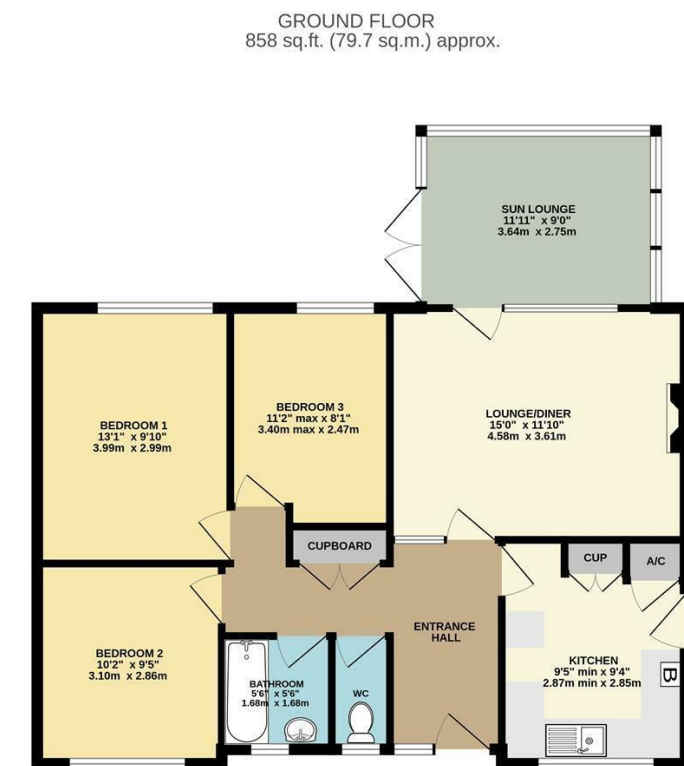
Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX

Band C = £1,891.69 for 2023/24 - Borough Council of King's Lynn & West Norfolk

ENERGY PERFORMANCE RATING

Rating D.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other areas are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for general guidance only and should be used as such by any prospective purchaser. The services, systems and equipment shown are not tested and no guarantee is given 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.