

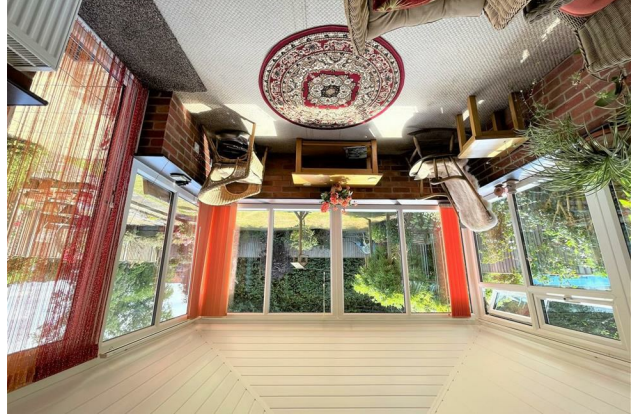
A mature detached bungalow that has been extended to provide spacious accommodation including: Entrance Hall, Kitchen, Dining Room, Conservatory, Living Room, Two Double Bedrooms and Shower Room. This nicely presented property which benefits from gas central heating and UPVC double glazing throughout, has well maintained gardens to the front and rear along with ample off road parking and a single garage.

The property is situated in the sought after village of Dersingham which is situated midway between the market town of King's Lynn and the seaside town of Hunstanton. The village offers a wide range of facilities to include: doctors surgery, library, chemist, schools, supermarket, opticians and public houses as well as regular bus services to both the nearby towns. A wider range of shopping, leisure and medical facilities can be found in King's Lynn which also benefits from a main line rail link to Ely, Cambridge and London Kings Cross. The attractive scenery and walks of Royal Sandringham are also within very close proximity.

**4 Prince Andrew Drive, King's Lynn, Norfolk, PE31 6JW**



**Price £325,000 Freehold**



## UPVC ENTRANCE DOOR AT THE SIDE TO:-

### ENTRANCE HALL

Textured and coved ceiling, parquet flooring, access to roof space with ladder, power point, telephone socket, single radiator, doors to kitchen, lounge, bedrooms and bathroom.

### KITCHEN

9'1" x 8'8" + 9'11" x 7'0" (2.77 x 2.64 + 3.02 x 2.13)

Textured and coved ceiling, power points, two single radiators, UPVC double glazed windows to side and rear, built in storage cupboard housing gas fired boiler supplying domestic hot water and radiators, plumbing provision for washing machine, plumbing provision for dishwasher, gas fired boiler supplying domestic hot water and radiators, range of matching wall and base units with cream gloss doors and round edged oak work surfaces over, two matching "tall boy" units. tiled splash backs, one and a half bowl ceramic sink unit with single drainer and mixer tap over, built in electric double oven, built in gas hob. UPVC double glazed door to side. Door to:-

### DINING ROOM

12'1" x 9'11" (3.68 x 3.02)

Skimmed and coved ceiling, power points, double radiator, opening through to living room, UPVC double glazed sliding door to:-

### CONSERVATORY

9'10" x 9'5" (3.00 x 2.87)

UPVC double glazing over a brick base, solid pitched roof, power points, double radiator. UPVC double glazed door to rear garden.

### LIVING ROOM

15'10" x 13'5" max (4.83 x 4.09 max)

Textured and coved ceiling, power points, television point, single radiator, UPVC double glazed window to side, feature fireplace with inset wood burner set on a marble hearth. Door to entrance hall.

### BEDROOM ONE

13'3" max x 12'4" max (4.04 max x 3.76 max)

(Max room measurements excluding fitted bedroom furniture)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to front, range of fitted bedroom furniture including wardrobes, bedside cabinets, dressing table and overhead cupboards.

### BEDROOM TWO

10'3" x 8'6" (3.12 x 2.59)

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

### SHOWER ROOM

8'3" x 5'9" max (2.51 x 1.75 max)

Textured and coved ceiling, ceiling extractor, vinyl floor covering, chrome heated towel rail, UPVC double glazed windows to side. Suite comprising 1395mm wide shower cubicle with full height composite back splash and fitted system mixer shower, vanity unit with inset wash hand basin and cupboard under, low level WC.

## OUTSIDE

### FRONT

Garden laid mainly to gravel, gravelled car standing, stone resin driveway at the side supplying car standing and leading to the garage at the rear.

## REAR

A well maintained garden laid mainly to lawn and enclosed mainly by fencing with borders containing mature shrubs and plants. There is also a timber pergola with mature climber. Paved patio area off the side of the conservatory. Gravelled patio area with a sleeper boxed flower bed to the rear of the garage. View over a paddock from the right rear corner of the garden.

## GARAGE

16'9" x 8'4" max (5.11 x 2.54 max)

Power roller door, power and lighting, window to rear, personnel door to rear garden.

## ADDITIONAL NOTES

## ENERGY RATING

Energy Rating = C.

## COUNCIL TAX

Council Tax Band D = £2032.82 for 2022/23.

Contact the Borough Council of Kings Lynn and West Norfolk for further details.

## DIRECTIONS

Leave our Dersingham office by turning right onto Hunstanton Road and then turn left into Post Office Road. Continue along Post Office Road and take the first turning on the right into Centre Vale and then the second right into West Hall Road. Follow the road round to the left and then bear left at the end into Prince Andrew Drive where the property will be found on the right hand side.

## SERVICES

Mains Electricity, Mains Gas, Mains Water, Mains Drainage



TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, walls, rooms and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as not to be relied upon for any purpose. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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