

DIRECTIONS

From the Britttons office in Dersingham, turn left onto Hunstanton Road/Lynn Road, B1440. At the traffic lights, turn left into Station Road. Take the first turning on the right into Pansey Drive, and the property can be found almost immediately on the left easily identified by our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A
(81-91) B			(81-91) B
(69-80) C		77	(69-80) C
(55-68) D			(55-68) D
(39-54) E	40		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



1 Pansey Drive Dersingham King's Lynn Norfolk PE31 6PU

**BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED CHALET
BUNGALOW WITH DRIVEWAY**

Dersingham

£325,000 Freehold



ENTRANCE HALL

Tiled floor, radiator, dado rail, cornice to ceiling.

DINING ROOM

11'3" x 11' plus bay 5'11" x 2'6" (3.43m x 3.35m plus bay 1.80m x 0.76m)

Bay window to front. Exposed floorboards, radiator, dado rail, cornice ceiling.

LOUNGE

20'3" max 11'7" min x 10'9" plus bay 5'11" x 2'6" (6.17m max 3.53m min x 3.28m plus bay 1.80m x 0.76m)

Bay window to front. Wood burning stove & flue, radiator, dado rail, cornice ceiling.

KITCHEN

11' x 10'8" (3.35m x 3.25m)

Shaker style fitted units, tiled floor.

CONSERVATORY

13'2" x 7'2" (4.01m x 2.18m)

Tiled floor.

INNER HALL

Radiator, dado rail, cornice ceiling, staircase to first floor master bedroom.

BEDROOM TWO

13'7" x 12'6" (4.14m x 3.81m)

Double glazed double doors to rear decking area.

BEDROOM THREE

10'7" x 10" (3.23m x 3.05m)

Radiator, dado rail, cornice ceiling.

BEDROOM FOUR

9'3" x 7'8" (2.82m x 2.34m)

Radiator, dado rail, cornice ceiling. double glazed window overlooking rear decking area.

MASTER BEDROOM SUITE

20' max 12'8" min x 11'7" (6.10m max 3.86m min x 3.53m)

A triple aspect room.

EN-SUITE SHOWER ROOM

Double width shower cubicle, contemporary wash hand basin, wc, 2 skylight windows.

FIRST FLOOR BATHROOM

The bathroom on the first floor is accessed via a staircase at the rear of the Lounge. Tiled shower cubicle with electric Triton shower, panel bath, pedestal wash hand basin, close coupled wc, window seat and wall mounted electric fan heater.

OUTSIDE

To the front of the bungalow is a concrete print style drive with off road parking. To the rear, there is a low maintenance garden area, with decking, pond, pergola and mature planting.

This double bay fronted, contemporary and very individual detached home was originally built in the 1930's and subsequently extended in the 1990's and now offers four bedrooms, with the stunning triple aspect master bedroom on the first floor having an en-suite shower room. There is also a separate family bathroom on the first floor. There are three further bedrooms on the ground floor, plus a lovely lounge with wood burning stove, separate dining room, fitted kitchen with Shaker style units, conservatory with tiled floor, leading out to the mainly decked rear garden with mature planting and pond. A real must view property in this price range, which is located close to the village centre of Dersingham, with it's excellent range of fine local amenities.



Ground Floor

Approx. 110.7 sq. metres (1191.2 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



Total area: approx. 149.4 sq. metres (1607.9 sq. feet)



