

SOWERBYS

Norfolk Property Specialists



39 Valley Rise

Dersingham, King's Lynn, PE31 6PT

£395,000



Viewing by appointment with our
Hunstanton Office 01485 533666 or hunstanton@sowerbys.com



39 VALLEY RISE

This fantastic three bedroom chalet is perfectly positioned on the edge of the Royal Sandringham Estate and has been completely refurbished by the current owners. The property now offers a modern open-plan layout with 20ft bi-fold doors leading out to the rear terrace.

The property is entered into via a large porch with ample room for coats and boots. This leads straight into the spacious open-plan kitchen/diner which has a contemporary kitchen with quartz work surfaces and matching island unit/breakfast bar. The large dining area has bi-fold doors leading out onto the terrace. There is a separate sitting room with wood-burning stove and exposed brickwork. Also on the ground floor is the third bedroom/home office, separate utility room and downstairs shower room. On the first floor there are two double bedrooms as well as a family bathroom with a four piece suite.

Outside, there is a lawned area to the front of the property with a good-sized driveway to the side with parking for several vehicles which leads to half of the original garage which is an ideal storage space. There is a gate which gives access down the side of the property to the rear which has a recently laid terrace with steps leading down to the lawned area.

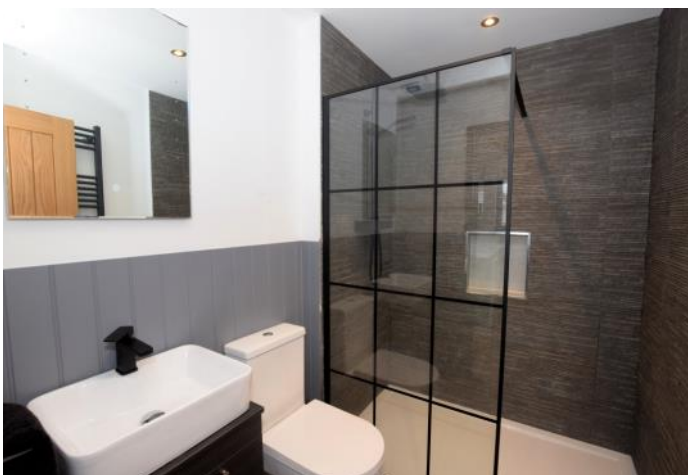
During renovation program, the property has had a new central heating system fitted as well as replacement windows and doors and a full electrical re-wire. This really is a property that needs to be seen to be fully appreciated.



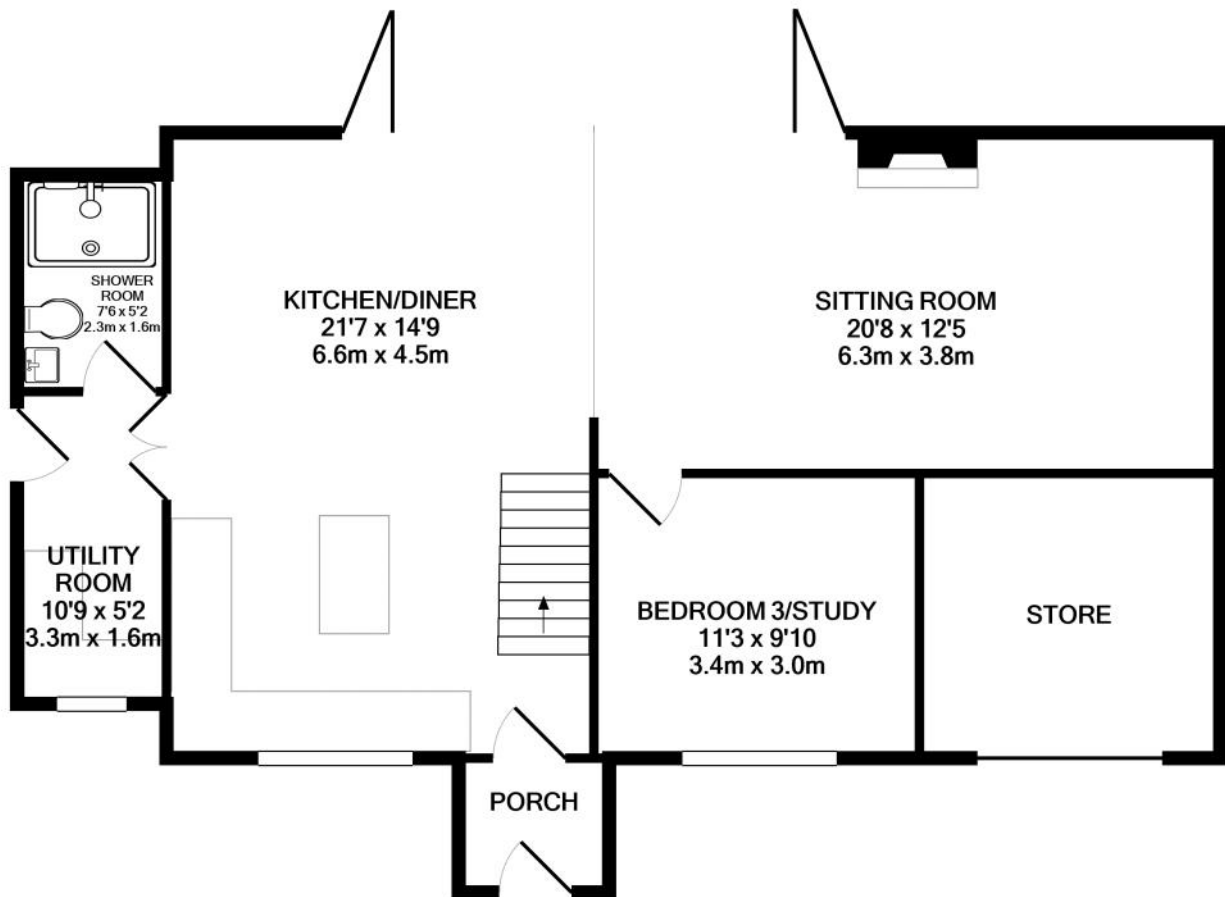
KEY FEATURES

- Fully Refurbished Detached Chalet
- Three Bedrooms
- Modern Open-Plan Living
- Incredible Kitchen/Dining/Family Room
- Separate Sitting Room
- Fantastic Condition Throughout
- Lawned Garden with Patio
- New Central Heating System, Windows and Doors
- Viewing Essential

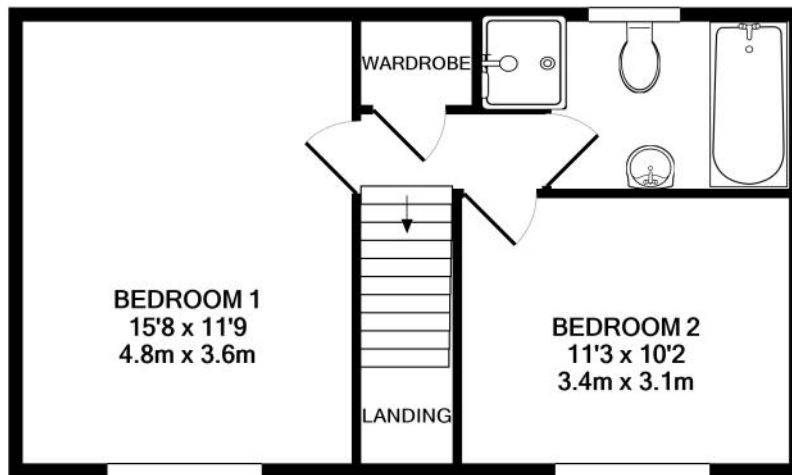








GROUND FLOOR
 APPROX. FLOOR
 AREA 901 SQ.FT.
 (83.7 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 423 SQ.FT.
 (39.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1324 SQ.FT. (123.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

DERSINGHAM

Dersingham is a popular village situated mid way between King's Lynn and Hunstanton and offers a wide range of shops and other amenities. There is a village post office, first and middle schools and a doctors surgery together with regular bus services. Sandringham House is approximately a mile away and the village is a short driving distance from the North Norfolk Coast with its wide range of sport and leisure facilities. The town centre of King's Lynn is approximately ten miles away and has a main rail link to London.

SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 8874-7729-1789-4516-0926

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

DIRECTIONS

Travelling into Dersingham on the A149 road from Snettisham, at the traffic lights take the right hand turning into Station Road and follow the road down. Take the right hand turning into Valley Rise and once again follow the road down where the property can be found on your left hand side.

Viewing by appointment with our Hunstanton Office:
54 Westgate, Hunstanton, Norfolk, PE36 5EL
01485 533666 • hunstanton@sowerbys.com



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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