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Kingscroft | Dersingham | Norfolk | PE31 6QN

FINE & COUNTRY

# VILLAGE LIFE



An exciting opportunity to acquire a chain free, detached bungalow in the popular village of Dersingham sitting on a large, elevated plot with gardens to the front and rear and having the added benefit of a garage. The property offers three bedrooms, kitchen, sitting room and family bathroom..











- Three Bedroom Detached Bungalow on an Elevated Position
- Large Bright and Airy Sitting Room
- Fantastic Opportunity for First Time Buyer or Investor
- Enclosed Garden & Garage
- No Onward Chain

This elevated bungalow is situated in the sought-after village of Dersingham and has everything you could want in a home. It's detached, peaceful, and just a short drive from some of the country's most charming coastline. There is no denying that this location is highly desirable, whether you are buying as a family or a couple, or even if you're going solo. The current owners have lived in the bungalow for around a decade and have put a lot of effort into transforming the property into an attractive and welcoming home. However, it's now time for it to experience a fresh start and new residents.

If you ask the owners, they will tell you that the peacefulness and lack of traffic set this property apart from others. Its proximity to the village amenities makes it a convenient, simple and idyllic place to live. Plus, it's only a short car journey to King's Lynn station, which boasts an impressive range of transport links.

#### Friendly and Fun

There is no shortage of space in this bungalow, making it the ideal home for a family or anyone who enjoys having enough room to make the most of their home. There is a good-sized sitting room, a well-equipped kitchen, a modern bathroom and three spacious bedrooms. Whether you are a lively family or like to entertain guests, this bungalow has space for whatever the day brings. The entire property lets in a lot of light, and each room is airy whilst still being homely and snug.

One of the home's key features is the bright kitchen, which is fitted with everything you need to make the most of the room. There are plenty of cupboards and wall units offering ample storage space.

However, according to the owner, the sitting room is the star of the show, which boasts an impressive view of the sloping enclosed garden. The bungalow is modern, yet cosy and welcoming.

#### Substantial Plot

One of this bungalow's key features is its large plot, which has both a sizeable frontage and rear garden, something that few properties can boast. To the front of the property, you can enjoy a lawned area, this is a versatile, low-maintenance and a flexible space. You won't find yourself short of things to do with this grassed area. There's also a quaint garden path leading to the property's entrance. To the rear, there is a functional paved seating area and a large, elevated area of lawn. It's a great outdoor space to relax in the summer, hosting guests and 'al fresco' dining. This property also has a good-sized garage, which could be used as additional storage space.

The property is being sold chain-free, giving you the perfect opportunity to purchase a three-bedroom property with no upward chain. From the moment you enter the bungalow, you will see that this is a home worth paying attention to.

















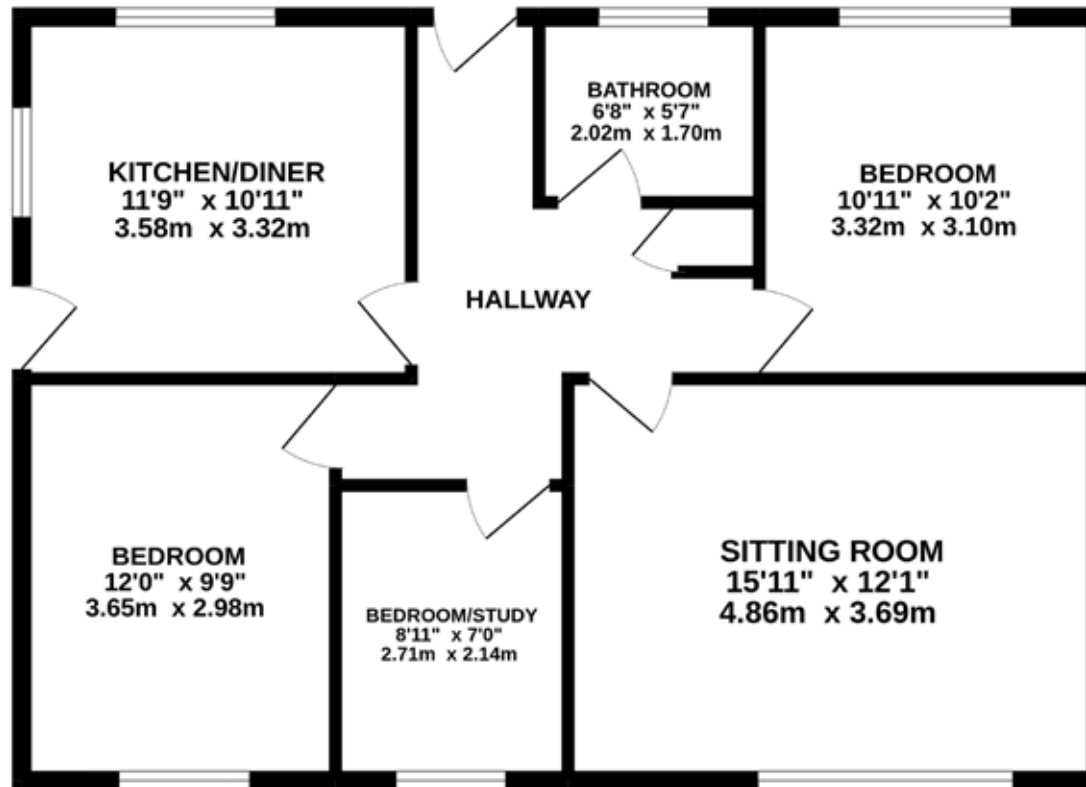








GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq ft. (69.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





### On Your Doorstep...

Dersingham is in a prime location bordering The Sandringham Estate.

There is a Walking Group founded in 2005 to give people from the village the opportunity to enjoy guided country walks in the area. There's at least one walk every month. It has its own Social Club which offers a wide variety of events.

A Bowls Club open to people of all ages which is situated adjacent to the new Village Centre which screens films, usually once a month. Dersingham Recreation Ground is one of the parks and green spaces protected with Fields in Trust in perpetuity.

The Pottery Shop in the village offers an eclectic mix of earthenware. The Feathers Hotel is a carriage building being a former Coaching Inn, steeped in Royal History offering rooms, restaurant and 'dog friendly' bars.

### How Far Is It To...

Sandringham Estate lies approximately over 1 mile away, while the popular seaside resort of Hunstanton is only 8 miles north with its beach and rock pools, swimming pool, indoor leisure centre, theatre and Sea Life Centre. Alternatively, King's Lynn (less than 9 miles south) can offer a wide variety of schools, cultural and leisure facilities, plus a main line railway station with links to London King's Cross taking 1 hour and 40 minutes. The Cathedral City of Norwich lies approximately 43 miles to the South East with all the local amenities you would expect of a county capital including main line station to London Liverpool Street and an expanding airport to the north side of the city with national and international flights.

### Services and District Council

Gas Central Heating, Mains Water, Mains Drainage

Kings Lynn and West Norfolk Borough Council

Council Tax Band C £1,806.95

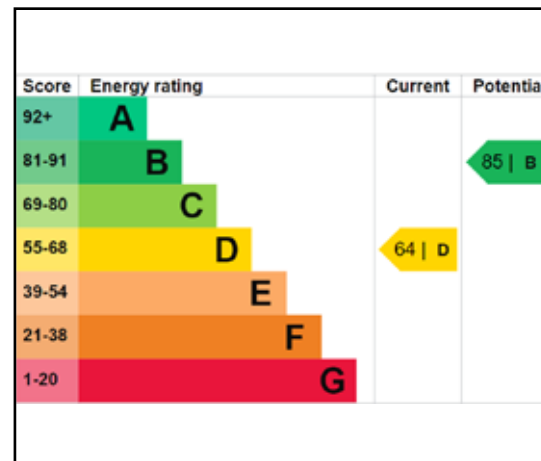
EPC Rating D

### Tenure

Freehold



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# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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