

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
Heacham,
King's Lynn,
Norfolk, PE31 7EP

01485 524544

Info@landles.co.uk

www.landles.co.uk



A mature detached house offering spacious accommodation including; Entrance Hall, Utility Room, Shower Room, Kitchen, Dining Room, Conservatory and Living Room to the ground floor along with, Landing, Four Double Bedrooms and Bathroom to the first floor. This nicely presented property which benefits from UPVC double glazing and gas central heating, has good-sized, well-maintained gardens to the front and rear, along with ample off-road parking and a detached single garage.

The property is situated within the sought after village of Dersingham. The village offers a wide range of facilities including; doctor's, library, chemist, shops, schools, supermarket, and public houses. There are plenty of countryside walks with the royal estate of Sandringham approximately 1.5 miles away. The popular coastal town of Hunstanton is a short drive away (7 miles) and a wider range of shopping and leisure facilities can be found in King's Lynn (10 miles) which also has a direct rail link to London Kings Cross.

10 Tudor Way, Dersingham, Norfolk, PE31 6LX

Offers In Excess Of - £375,000 Freehold

STORM CANOPY WITH UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Textured ceiling, laminate flooring, power points, single radiator, stairs to first floor landing. Doors to; Utility Room, Shower Room, Kitchen, Dining Room and Living Room.

UTILITY ROOM

8' 3" x 6' 3" (2.51m x 1.88m)

Textured and coved ceiling, tiled floor, power points, telephone socket, single radiator, UPVC double glazed window to front. Range of matching wall and base units with round edged work-surfaces over, plumbing provision for washing machine, wall mounted gas fired boiler supplying domestic hot water and radiators.

SHOWER ROOM

6' 0" x 5' 11" (1.83m x 1.80m)

Textured ceiling, ceiling extractor, tiled floor, full height ceramic wall tiling, 6ft tall vanity mirror, UPVC double glazed window to side, chrome heated towel rail, shower cubicle with fitted electric shower, wash hand basin, low level WC.

KITCHEN

12' 4" x 8' 3" (3.76m x 2.51m)

Textured ceiling, tiled floor, power points, television point, UPVC double glazed window to rear. Range of matching cream wall and base units with round edged work-surfaces over, tiled splashbacks, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, built-in electric double oven, built-in ceramic hob with cooker hood set in a pull-out canopy over, plumbing provision for dishwasher, space for fridge freezer. UPVC double glazed door to side.

DINING ROOM

11' 5" x 8' 3" (3.48m x 2.51m)

Textured and coved ceiling, power points, television point, single radiator, UPVC double glazed double doors to:-

CONSERVATORY

12' 10" max x 9' 5" max (3.91m max x 2.87m max)

UPVC double glazing over a brick base, polycarbonate roof, tiled floor, power points, UPVC double glazed double doors to rear garden.

LIVING ROOM

14' 8" max x 11' 5" max (4.47m max x 3.48m max)

Textured and coved ceiling, power points, television point, double radiator, UPVC double glazed window to front, coal effect living flame gas fire set in feature surround and hearth.

FIRST FLOOR LANDING

Textured ceiling, access to roof space, power point, single radiator, airing cupboard housing hot water cylinder. Doors to Bedrooms and Bathroom

BEDROOM ONE

12' 1" x 11' 8" (3.68m x 3.56m)

Textured and coved ceiling, power points, telephone socket, single radiator, UPVC double glazed window to front, built-in storage cupboard.

BEDROOM TWO

12' 0" x 9' 1" (3.66m x 2.77m)

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

BEDROOM THREE

11' 0" x 8' 7" (3.35m x 2.62m)

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

BEDROOM FOUR

11' 0" max x 8' 9" max (3.35m max x 2.67m max)

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

BATHROOM

6' 5" x 5' 5" min (1.96m x 1.65m min)

Textured ceiling, part ceramic wall tiling, vinyl flooring, single radiator, UPVC double glazed window to rear. Suite comprising; panelled bath with fitted electric shower over and glass screen, pedestal wash hand basin, low level WC.

OUTSIDE

FRONT

The property has a hedged frontage and a brick weave driveway access with semi-circular brick weave path through the front garden having a stone chipping border one side and a border containing mature shrubs and plants to the other side. The brick weave drive continues down the side of the property supplying ample car standing and access to the garage at the rear.

GARAGE

20' 7" x 9' 3" max (6.27m x 2.82m max)

A larger than normal single garage with up and over door, power and lighting, window and personnel door to side.

REAR

An enclosed garden comprising; a brick weave patio area off the conservatory which leads onto the garden laid mainly to lawn with borders containing a variety of mature shrubs, plants and trees. Small garden pond with wildlife area. Two timber garden sheds and an aluminium framed greenhouse.

DIRECTIONS

From the traffic lights at the centre of the village, turn into Chapel Road. Take the first turning on the left into Saxon Way. Continue around the bend and turn right into Tudor Way. The property will be found further along on the right hand side.

SERVICES

Mains Electricity. Mains Gas. Mains Water. Mains Drainage. Gas Central Heating. These services and related appliances have not been tested.

COUNCIL TAX

BAND D - £2,333.39 for 2025/26. Borough Council of King's Lynn & West Norfolk.

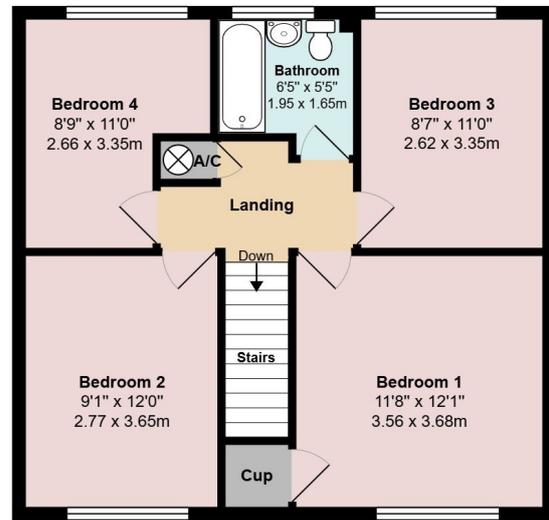
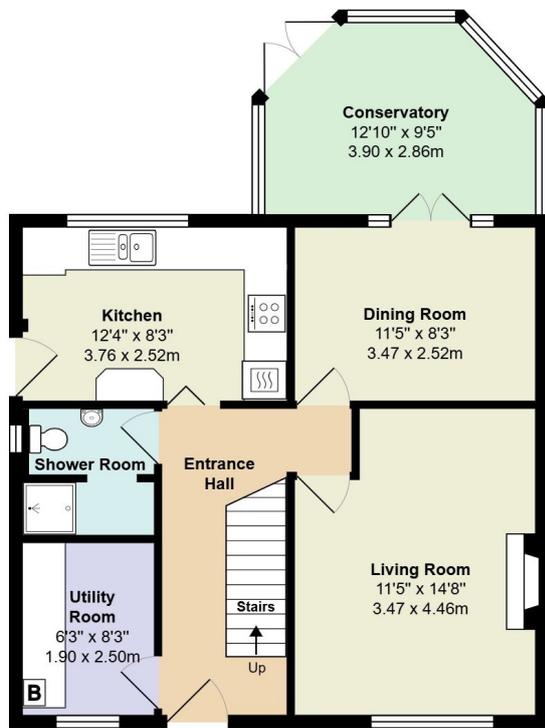
ENERGY PERFORMANCE CERTIFICATE

EPC Rating - Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Total Area: 1247 ft² ... 115.9 m²
 All measurements are approximate and for display purposes only

10 Tudor Way, Dersingham, King's Lynn, Norfolk, PE31 7DB

Illustration for identification purposes only. Measurements are approximate. Not to scale

Tenure: Freehold. Vacant possession upon completion.

Viewing: Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations: All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

Offer Referencing: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Referral Fees: In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

Since 1856

SELLING & LETTING

Town Country Coastal

property in King's Lynn and the coastal & rural villages of North & West Norfolk

KING'S LYNN OFFICE:

Blackfriars Chambers, Blackfriars Street, King's Lynn PE30 1NY

t: 01553 772816

COASTAL OFFICE:

32 High Street, Heacham, Norfolk PE31 7EP

t: 01485 524544

e: info@landles.co.uk

www.landles.co.uk