


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 fourth turning on the right into Valley Rise, and the property can be found just before the road bends to the right, on the right hand side easily identified by our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C		81	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F	18		(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
			75
			18

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.



30 Valley Rise Dersingham King's Lynn Norfolk PE31 6PT

**THREE BEDROOM DETACHED CHALET STYLE HOUSE WITH GARAGE & DRIVEWAY
NO UPWARD CHAIN**

Dersingham

£255,000 Freehold



ENTRANCE HALLWAY

Stairs to first floor, cupboard under stairs.

12'8" (max) x 6'4" (3.86m (max) x 1.93m)

LOUNGE

Windows to front and rear aspects. Radiators.

22'1" x 11'7" (6.73m x 3.53m)

KITCHEN

Wall and base units, serving hatch through to lounge. Oil boiler. Door to rear porch, space for washing machine.

15'0" x 8'4" (4.57m x 2.54m)

REAR PORCH

UPVC Double glazed with door to rear garden.

10'10" x 4'8" (3.30m x 1.42m)

DOWNSTAIRS BATHROOM

Three piece suite comprising bath, wash hand basin and w.c.

8'3" x 5'4" (2.51m x 1.63m)

BEDROOM 3/DINING ROOM

Radiator. Window to front aspect.

8'5" x 7'5" (2.57m x 2.26m)

LANDING

Airing Cupboard

BEDROOM ONE

Built-in wardrobes. Radiator. Window to front aspect.

15'9" x 11'7" (4.80m x 3.53m)

BEDROOM TWO

Built in wardrobes. Radiator. Window to front aspect.

15'8" x 11'9" (4.78m x 3.58m)

FRONT GARDEN

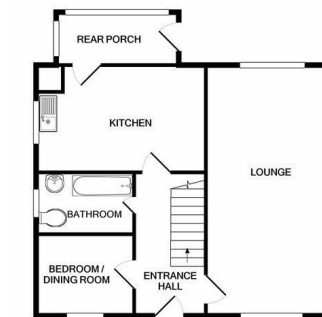
Laid to lawn with borders, driveway to garage.

REAR GARDEN

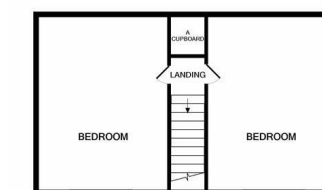
Laid to lawn with borders and raised beds, Oil Tank. Terrace.

SINGLE GARAGE

We are delighted to offer this two/three bedroom detached chalet with garage and driveway. The property benefits from oil fired central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, lounge, dining room/bedroom three, kitchen, bathroom and sun lounge on the ground floor with two bedrooms on the first floor. The property has a driveway which leads to the garage. There is a pathway leading to the front entrance door and a gated access which leads to the side garden which is laid to lawn with concrete pathway leading to the rear of the property. The rear garden is laid to lawn with a paved patio. No Upward Chain.



GROUND FLOOR



1ST FLOOR

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 misstatement. 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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