



DIRECTIONS

From the Britttons Office in Dersingham, turn left onto Hunstanton Road/Lynn Road, B1440. At the traffic lights, turn left into Station Road, and then first right into Pansey Drive where the cottage can be found a short way down, on the left 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		82	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	60		(55-68) D
(39-54) E			(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.



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

BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED COTTAGE WITHIN WALKING DISTANCE OF THE VILLAGE CENTRE.

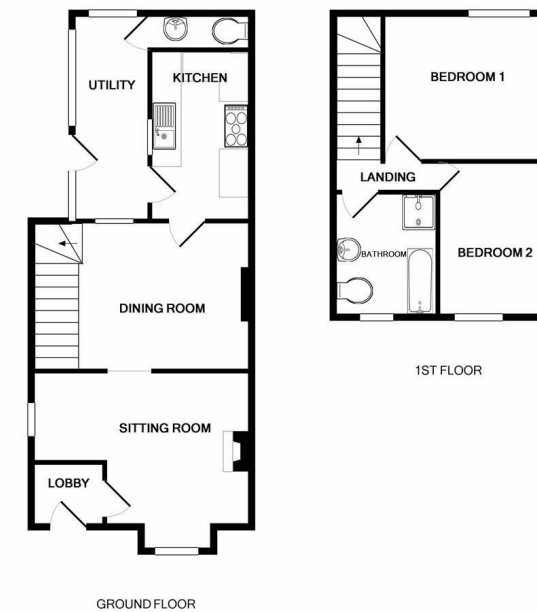
Dersingham

£220,000 Freehold



ENTRANCE LOBBY	3'4" x 3'3" (1.02m x 0.99m)
SITTING ROOM With open fireplace which has a log burner.	14'9" max x 13' max (4.50m max x 3.96m max)
DINING ROOM with stairs leading to the first floor.	13'3" x 11'4" (4.04m x 3.45m)
KITCHEN Range of base units and open cottage style wall units. LPG Gas hob and electric range cooker.	11'8" x 6'11" (3.56m x 2.11m)
UTILITY/CONSERVATORY Door leading out to garden, space for fridge freezer and washing machine.	14'2" x 5'4" (4.32m x 1.63m)
CLOAKROOM Two piece suite comprising wash hand basin and W.C.	6'11" x 2'8" (2.11m x 0.81m)
BEDROOM ONE With built in cupboard, which houses the boiler.	11'9" max x 10'3" (3.58m max x 3.12m)
BEDROOM TWO	11'11" x 7'11" (3.63m x 2.41m)
BATHROOM Four piece suite comprising freestanding bath, separate shower cubicle, wash hand basin and W.C.	8'7" x 6'6" (2.62m x 1.98m)
FRONT GARDEN Walled area with shingle.	
REAR GARDEN Predominately terrace with borders along with a childs play area to the rear.	

We are delighted to offer this beautifully presented two bedroom semi detached cottage in the west norfolk coastal village of Dersingham, is situated a short walk from the village amenities. The property benefits from gas central heating and uPVC double glazed windows. The accommodation is arranged over two floors comprising entrance lobby, sitting room, dining room, kitchen, utility/conservatory and cloakroom on the ground floor with two bedrooms and bathroom on the first floor. Front garden is wall enclosed and laid to shingle. The rear garden is predominately terraced with borders along with a child's play area to the rear.



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.
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