



**12a Hipkin Road, Dersingham**  
**£995 per calendar month**

**BELTON DUFFEY**



# 12A HIPKIN ROAD, DERSINGHAM, KING'S LYNN, NORFOLK, PE31 6XX

A recently refurbished two bedroom semi detached house in a popular village location.

## DESCRIPTION

A recently refurbished two bedroom semi detached house in a popular village location close to local amenities.

The accommodation briefly comprises: Entrance hallway, kitchen/breakfast room and sitting room to the ground floor. To the first floor there are two bedrooms and a bathroom.

The property also benefits from gas fired central heating, double glazing, front and rear gardens and off street parking.

## SITUATION

Dersingham is situated approximately midway between King's Lynn and Hunstanton in close proximity to The Wash and the West Norfolk coast. The village borders the Sandringham Estate and is within easy reach of the picturesque North Norfolk coast. It has all the usual amenities, including two supermarkets, local shops, schools, Doctor's Surgery, public houses and various social facilities. The larger towns of King's Lynn to the south and Hunstanton to the north are easily accessible. The area is well known for its seaside villages on the shores of The Wash which offer swimming, sailing, wind surfing, bird watching, etc.

## ENTRANCE HALLWAY

3.48m x 1.65m (11' 5" x 5' 5")

Stairs to first floor, radiator, fitted carpet.

## KITCHEN/BREAKFAST ROOM

3.00m x 2.26m (9' 10" x 7' 5")

A range of wall and base units with wood effect worktops over, stainless steel sink and drainer, freestanding electric oven with extractor over, plumbing and space for automatic washing machine, space for fridge/freezer, radiator, side door leading to driveway, window to front, vinyl flooring.

## SITTING ROOM/DINING ROOM

4.49m x 3.29m (14' 9" x 10' 10")

Fitted carpet, radiator, TV and telephone points, window to rear.

## FIRST FLOOR LANDING

Fitted carpet, loft access, airing cupboard housing gas fired central heating boiler.



## **BEDROOM 1**

4.47m x 3.57m (14' 8" x 11' 9")

Fitted carpet, radiator, window to front.

## **BATHROOM**

1.92m x 1.86m (6' 4" x 6' 1")

Panelled bath with shower over, vanity wash hand basin, low level WC, radiator, vinyl flooring, window to rear..

## **BEDROOM 2**

3.14m x 2.42m (10' 4" x 7' 11")

Fitted carpet, radiator, window to front.

## **OUTSIDE**

To the front of the property is a lawned area and shingle driveway.

To the rear of the property is an enclosed garden with fenced boundaries, mainly laid to lawn with a patio area and timber shed.

## **ADDITIONAL INFORMATION**

- 1) The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are waiting for any further information from you.
- 2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).
- 3) Right to rent - Before you can rent in England, you need to prove your right to rent to your landlord. Get a share code to prove your right to rent online, please visit -  
right-to-rent service.gov  
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £995.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

## **DIRECTIONS**

From King's Lynn, head north on the A149 towards Hunstanton for approximately 7 miles and take the second exit at the roundabout signposted Dersingham. Continue into the village of Dersingham, and turn left just before the Co-op supermarket into Mountbatten Road. Take the first left hand turning into Hipkin Road and the property will be seen on the left hand side.



AWAITING

FLOORPLAN

## **OTHER INFORMATION**

Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX. Tax Band B.

Gas fired central heating.

EPC rating band C.

## **VIEWING**

Strictly by appointment with the agent.





## BELTON DUFFEY

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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

[www.beltonduffey.com](http://www.beltonduffey.com)



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