



25 Hipkin Road, Dersingham
Offers Over £250,000

BELTON DUFFEY



25 HIPKIN ROAD, DERSINGHAM, NORFOLK, PE31 6XX

A 3 bedroom semi-detached house occupying a generous corner plot with garage, parking and gardens being situated in a sought after location.

DESCRIPTION

A 3 bedroom semi-detached house occupying a generous corner plot with garage, parking and gardens being situated in a sought after location

The property was built circa 1996 and is installed with gas central heating, UPVC double glazing, white panelled and glazed hardwood internal doors, engineered oak flooring to the hall and sitting/dining room, contemporary glass-sided oak staircase with storage under, fitted oak book shelves and oak shelving.

The accommodation briefly comprises entrance hall, sitting/dining room with feature fireplace and bespoke TV/entertainment unit, fitted kitchen and conservatory on the ground floor. On the first floor are 3 bedrooms and a bathroom.

Outside the property has a wide frontage, extending around the corner of Hipkin Road and Wallace Twite Way. The front garden is shingled for easy maintenance, with a brick-weave parking area. Gated access at the side of the property leads into the enclosed rear garden, which includes a south facing patio, central lawn, a children's play area and a side entrance door into the garage. The garage is of brick construction, with an electrically operated roller door which opens onto the brick-weave driveway with further 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 HALL

3.59m x 1.82m (11' 9" x 6' 0") Oak and glazed bespoke staircase to first floor landing, 2 storage cupboards under, engineered oak flooring, electric trip switches, radiator with radiator cover.

SITTING ROOM/DINING ROOM

7.15m x 3.48m, narrowing to 2.76m into dining area (23' 5" x 11' 5", narrowing to 9' 1" into dining area) Engineered oak flooring, handmade TV stand with shelving, cupboard and drawers under, radiator, fitted oak bookshelves, feature fireplace with oak beam, oak shelf, double glazed sliding patio door into the conservatory.

CONSERVATORY

4.71m x 2.43m (15' 5" x 8' 0") UPVC double glazed windows, French doors to outside with a pitched polycarbonate roof, worktop with cupboards and drawers under, laminate flooring, radiator.



KITCHEN

3.42m x 2.51m (11' 3" x 8' 3") L-shaped 40mm oak worktop with 1.5 bowl stainless steel sink unit with chrome mixer tap, grey coloured cupboards and drawers under, 4 ring gas hob with extractor over and fan assisted oven under, breakfast bar, space and plumbing for automatic washing machine, space for American style fridge freezer, radiator, Worcester Greenstar Ri gas central heating boiler, double glazed door to outside.

LANDING

2.59m x 1.99m extending to 2.67m into stair recess (8' 6" x 6' 6" extending to 8' 9" into stair recess) Oak and glazed staircase.

BEDROOM 1

3.30m x 2.75m to front of wardrobes, extending to 3.38m into wardrobe recess (10' 10" x 9' 0" to front of wardrobes, extending to 11' 1" into wardrobe recess) 2 double and 1 single wardrobe with hanging rails and shelves, radiator.

BEDROOM 2

3.58m x 2.67m (11' 9" x 8' 9") Radiator.

BEDROOM 3

2.63m x 2.58m (8' 8" x 8' 6") Radiator.

BATHROOM

1.99m x 1.66m (6' 6" x 5' 5") Shower bath with shower screen and mains shower over, wash hand basin with chrome mixer tap with double cupboard under, low level WC with concealed cistern, heated chrome towel rail.

OUTSIDE

The property occupies a generous size corner plot, being shingled for easy maintenance to the front with circular paved and slate feature.

To the side of the property is a brickweave parking area providing car parking. There is a gated access leading to the side garden which is enclosed by walled and fenced boundaries with a paved patio leading onto a lawn rear garden with child's play area. The remainder of the rear garden is laid to lawn, giving access to the detached garage. To the front of the garage is further brickweave parking.

DETACHED BRICK & TILED GARAGE

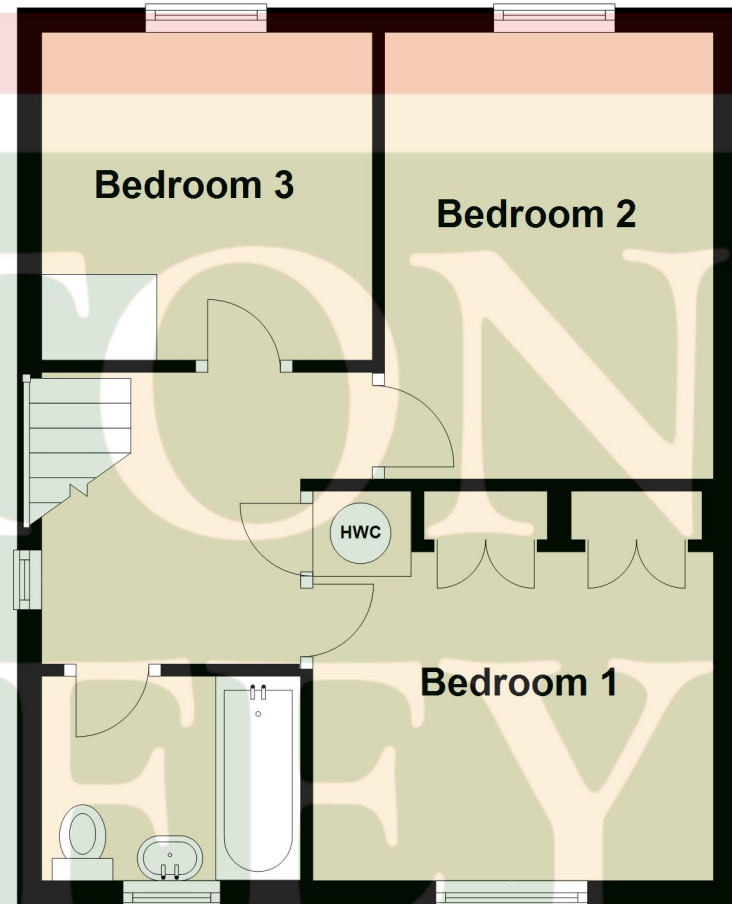
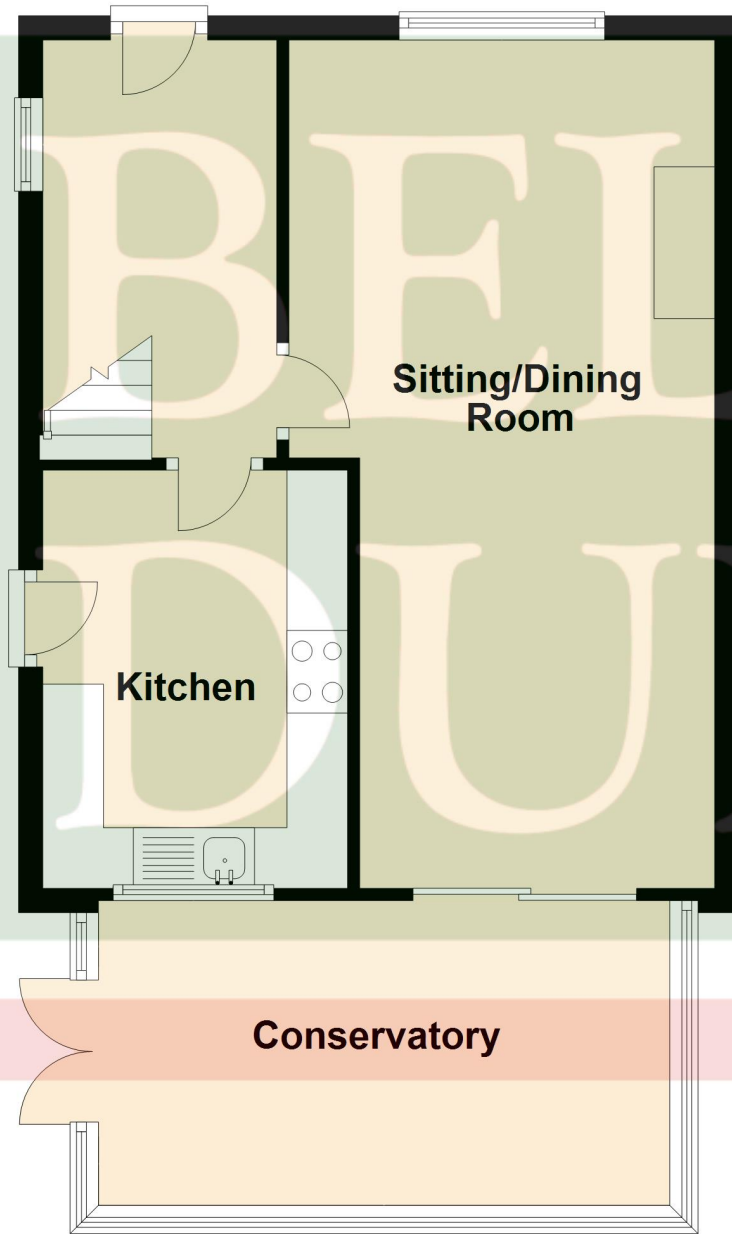
Electric roller door, personal door, window, power and light.

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.

First Floor

Ground Floor



OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band C.

Gas central heating.

EPC -C.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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