



8 Manor Road , Dersingham  
Guide Price £299,950

**BELTON DUFFEY**



# 8 MANOR ROAD DERSINGHAM, NORFOLK, PE31 6LD

A period 3 bedroom semi detached cottage, situated in a sought after location with parking and gardens.

## DESCRIPTION

A period 3 bedroom semi detached cottage, situated in a sought after location with parking and gardens.

The property is built of solid brick and carrstone walls under pantiled roof with a cavity brick extension to the rear. The property also benefits from UPVC double glazed windows and gas central heating. The well presented accommodation briefly comprises sitting/dining room with fireplace, fitted kitchen, rear lobby and cloakroom to the ground floor. On the first floor are 3 bedrooms and a bathroom. Outside the property has parking accessed via a farm style gate, front garden and a good sized lawned rear garden with outbuilding.

## SITUATION

Dersingham is situated approximately midway between King's Lynn and Hunstanton and is in close proximity to The Wash and the West Norfolk coast. The village borders Sandringham Estate and is within easy reach of the picturesque North Norfolk coast. It has all the usual amenities, including two supermarkets, Post Office, newsagent, shoe shop, chemist, opticians, dentists, garden centre, coffee shop and two public houses. Other facilities nearby include a play group, infant and nursery school, junior school, doctors, library, Church of England, Methodist and Catholic Churches. There is a regular bus service to both King's Lynn and Hunstanton. The area is well known for its seaside villages on the shores of The Wash which offer swimming, sailing, wind surfing, bird watching, etc.

## SITTING/DINING ROOM

6.88m x 3.36m (22' 7" x 11' 0") into chimney breast recess. Wood grain effect double glazed door to outside, cast iron decorative open fire with decorative tiled inserts and pine surround, granite hearth, TV and telephone point, Elm effect laminate flooring, door leading to staircase to first floor landing, radiator, two windows to the front, door leading into

## KITCHEN/BREAKFAST ROOM

4.22m x 3.35m (13' 10" x 11' 0") Both Max. L-shaped polished granite effect worktop with Proline four ring stainless steel hob with Pro line fan assisted oven under, butter milk coloured cupboards and drawers under, further matching worktop with circular stainless steel sink unit with chrome mixer tap, cupboards under, space and plumbing for automatic washing machine, breakfast bar, ceramic tiled floor, matching wall cupboards, extractor, space for fridge freezer, under stairs cupboard, mains heat alarm, radiator and stable door leading to

## REAR HALL

1.76m x 1.08m (5' 9" x 3' 7") Views over the rear garden and part bevelled glazed door to

## CLOAKROOM

1.64m x 1.29m (5' 5" x 4' 3") Low level WC, wash hand basin, tiled splash back, Glow Worm Flexicom 24CX gas central heating boiler, window overlooking the rear garden.

## FIRST FLOOR LANDING

Electric trip switches.







## **BEDROOM 1**

3.36m x 3.14m (11' 0" x 10' 4") Oak effect laminate flooring, radiator and window to front.

## **BEDROOM 2**

3.65m x 3.36m (12' x 11') into door recess narrowing to 2.39m (7' 10") Oak effect laminate flooring, period feature cast iron fireplace with pamment hearth and pine surround, radiator, window to front.

## **INNER LANDING/STUDY AREA**

2.31m x 1.49m (7' 7" x 4' 11") Mains smoke alarm, radiator and window to side.

## **BEDROOM 3**

2.52m x 2.42m (8' 3" x 7' 11") Oak effect laminate floor, double eye level storage cupboard, radiator and window overlooking the rear garden.

## **BATHROOM**

1.88m x 1.68m (6' 2" x 5' 6") 3 piece white suite comprising panelled bath with Triton electric shower with screen, low level WC, pedestal wash hand basin, fully tiled walls, extractor, shaver socket, radiator and frosted window to rear.

## **OUTSIDE**

The front garden is enclosed by brick wall boundaries and has a pedestrian gate with pathway leading to the front entrance door the front garden being laid to lawn. Five bar gate leading to a gravelled driveway giving ample car parking. Gated access leading to the rear garden which has an extensively shingled area, brick and pantile outbuilding. The remainder of the rear garden is laid to extensive lawn being enclosed by fenced and hedge boundaries, fuel store and coal bunker.

## **OUTBUILDING**

2.59m x 2.52m (8' 6" x 8' 3") Power, light and window.

## **DIRECTIONS**

From King's Lynn proceed out of town along Edward Benefer Way (Northern Bypass) into Low Road, South Wootton and continue straight over the traffic lights into Grimston Road. At the top of Grimston Road you will reach the Knights Hill roundabout, take the first exit signposted A149 Hunstanton and continue along to the roundabout at Dersingham. Take the second exit and proceed into the village and take the 2nd right hand turning into Manor Road, continue along and the property can be seen a short way down on the right hand side.

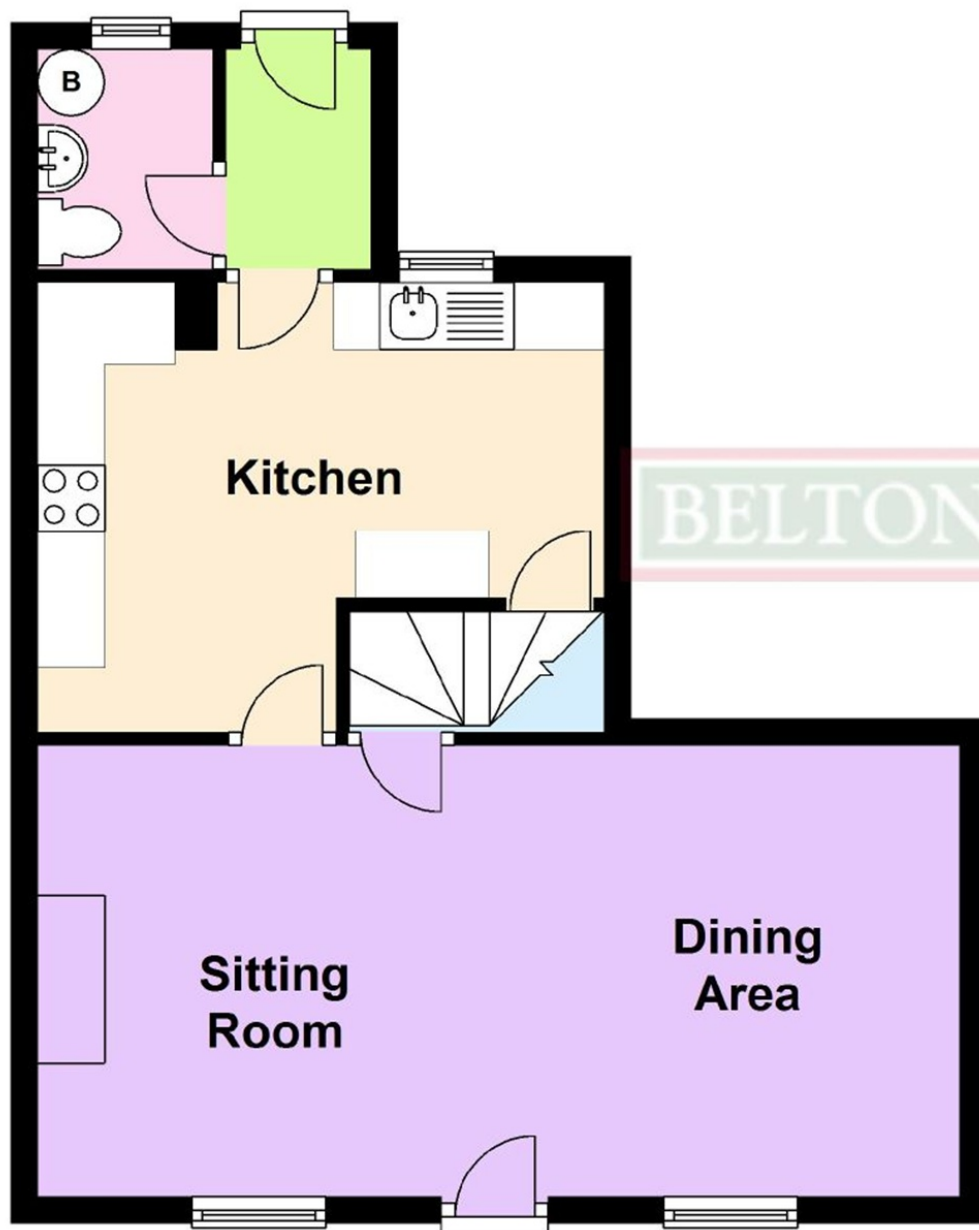
## **OTHER INFORMATION**

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

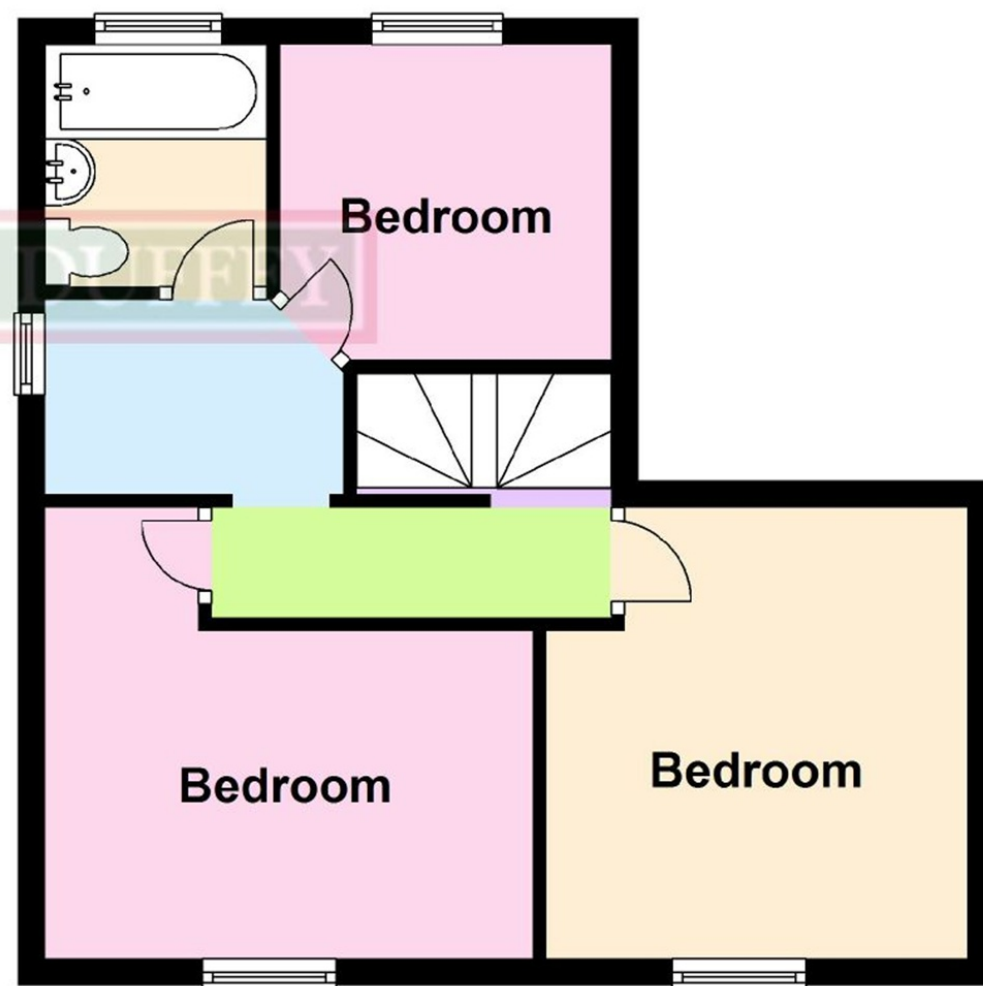
Gas central heating and mains drainage.

EPC - D.

## Ground Floor



## First Floor



## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.







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