



14 Mountbatten Road, Dersingham
Guide Price £395,000

BELTON DUFFEY



14 MOUNTBATTEN ROAD, DERSINGHAM, NORFOLK, PE31 6YE

A beautifully refurbished detached bungalow with spacious 2 bedroom accommodation, garden room extension, driveway parking, garage and a west facing rear garden.

DESCRIPTION

14 Mountbatten Road is a rare opportunity to purchase a detached bungalow which has undergone a complete programme of refurbishment and extension by the current owners. The property now offers spacious beautifully presented living accommodation comprising an L-shaped entrance hall, sitting room, open plan kitchen/dining room with well appointed fitted units, a separate utility room and a bright and airy garden room extension with a roof lantern and French doors leading outside. There are also 2 double bedrooms and a luxury shower room.

Further benefits include replacement UPVC double glazed windows and doors throughout, oak veneer internal doors, gas-fired central heating and an exposed red brick fireplace in the sitting room housing a wood burning stove.

Outside, there is extensive gravelled driveway to the front with a detached garage and an attractively landscaped west facing rear garden with a paved terrace and lawn beyond.

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, such as supermarkets, local shops, schools, Doctor's Surgery, public houses, including the newly reopened and much celebrated Coach and Horses, and various social facilities.

The larger towns of King's Lynn to the south and Hunstanton to the north are easily accessible by road. The area is well known for its seaside villages on the shores of The Wash which offer swimming, sailing, wind surfing, bird watching, etc. King's Lynn also benefits from a mainline rail link to Ely, Cambridge and London Kings Cross.

ENTRANCE HALL

4.04m x 3.58m (13' 3" x 11' 9") at widest points.

A partly glazed composite door leads from the driveway to the front of the property into the L-shaped entrance hall with a range of built-in storage cupboards with hanging rail for coats. Contemporary vertical column radiator, herringbone vinyl flooring, loft hatch.

Doors to the sitting room, 2 bedrooms and shower room.



SITTING ROOM

5.14m x 4.04m (16' 10" x 13' 3")

Exposed red brick fireplace housing a wood burning stove on a slate tiled hearth, radiator, herringbone vinyl flooring and 2 windows to the front of the property. Wide opening to:

KITCHEN/DINING ROOM

6.20m x 2.71m (20' 4" x 8' 11")

Good sized open plan kitchen/dining space with herringbone vinyl flooring. Comprising:

KITCHEN AREA

An extensive range of Shaker style base and wall units, including a double larder, with quartz worktops incorporating a white ceramic butler sink with mixer tap, tiled splashbacks. Integrated appliances including a double oven, induction hob with a contemporary extractor hood over, dishwasher and fridge freezer. Recessed ceiling lights, reclaimed pine display shelf.

DINING AREA

Room for a dining table and chairs with wiring for a pendant light over, contemporary vertical column radiator.

Wide opening to:

GARDEN ROOM

3.84m x 3.12m (12' 7" x 10' 3")

A bright and airy garden room with a large roof lantern and UPVC French doors with fixed side windows leading outside to the rear garden. Feature exposed brick wall, herringbone vinyl flooring, recessed ceiling lights and a door leading into:

UTILITY ROOM

3.11m x 1.46m (10' 2" x 4' 9")

Range of Shaker style base and wall units with a worktop over and upstands, spaces and plumbing for a washing machine and tumble dryer. Herringbone vinyl flooring, electric radiator, recessed ceiling lights, extractor fan, spaces for coat hooks and a partly glazed UPVC door leading outside to the rear garden.

BEDROOM 1

4.33m x 3.44m (14' 2" x 11' 3") at widest points.

Extensive range of fitted wardrobe cupboards with gloss finish sliding doors, radiator and a window to the front of the property.



BEDROOM 2

3.31m x 3.02m (10' 10" x 9' 11") at widest points.

Radiator and a window overlooking the rear garden.

SHOWER ROOM

2.68m x 2.06m (8' 10" x 6' 9")

A luxury suite comprising a large walk-in shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin, WC. Tiled splashbacks, chrome towel radiator, recessed ceiling lights, extractor fan and a window to the rear with obscured glass.

OUTSIDE

Number 14 is set back from Mountbatten Road behind an extensive gravelled driveway providing parking for several vehicles and leading to the detached garage. Partly walled and hedged boundaries with a step leading up to the front entrance door with outside light, space for planters etc.

An Indian sandstone paved walkway leads to a screened area to the side of the property with a tall pedestrian gate opening onto the rear garden. The rear garden comprises an area to the side with space for refuse bin storage and log storage etc. The garden beyond is west facing and has been attractively landscaped with Indian sandstone walkways, paved terrace opening out from the garden room French doors and a lawn beyond. Tall fenced boundaries, outside tap and lighting and a timber garden shed with power and light (which is available to purchase by separate negotiation).

GARAGE

5.55m x 2.86m (18' 3" x 9' 5")

Detached garage with up and over door to the front, pedestrian door to the property's driveway, high level window to side, power and light.

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 for approximately 8 miles. On the outskirts of Dersingham at the roundabout, follow the road into the village. Turn left at the Co-Op supermarket onto Mountbatten Road following the road round to the right where you will see the property a little further up on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.



OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band C.

Borough Council of Kings Lynn and West Norfolk, Kings Court, Chapel Street, Kings Lynn, Norfolk, PE30 1EX. Council Tax Band C (improvement indicator).

TENURE

This property is for sale Freehold.

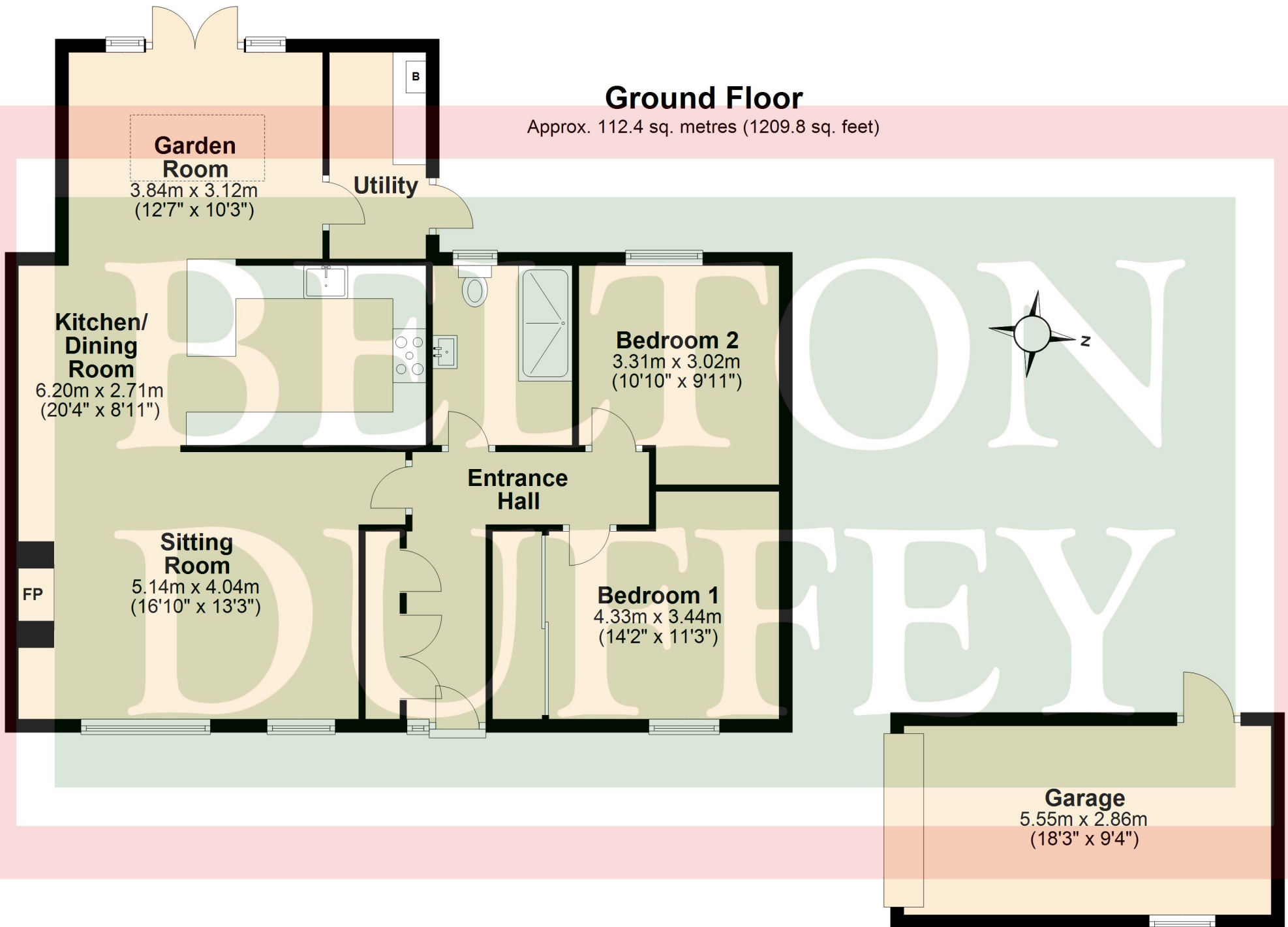
VIEWING

Strictly by appointment with the agent.



Ground Floor

Approx. 112.4 sq. metres (1209.8 sq. feet)



Total area: approx. 112.4 sq. metres (1209.8 sq. feet)



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