



9 Duck Decoy Close, Dersingham
Guide Price £325,000

BELTON DUFFEY



9 DUCK DECOY CLOSE, DERSINGHAM, KING'S LYNN, NORFOLK, PE31 6UJ

A detached 3 bedroom property, situated in a sought after location with garage, gardens and parking.

DESCRIPTION

A detached 3 bedroom property, situated in a sought after location with garage, gardens and parking.

The property is installed with gas central heating and UPVC double glazing and briefly comprises: entrance hall, cloakroom, sitting/dining room, kitchen and garden room to the ground floor. On the first are 3 bedrooms and a bathroom.

Outside, the property has gardens, parking and a garage.

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

3.74m x 0.98m (12' 3" x 3' 3") Radiator, stairs to first floor and UPVC double glazed door with frosted panel to outside.

CLOAKROOM

1.67m x 0.82m (5' 6" x 2' 8") Low level WC, wash hand basin with tiled splashback, frosted window to side, mirrored cosmetics cupboard with shelf, towel rail, electric trip switches and vinyl flooring.

KITCHEN

3.41m x 2.51m (11' 2" x 8' 3") Wood effect worktop with 1.5 bowl stainless steel sink unit and chrome mixer tap, white coloured cupboards and drawers under, cooker with extractor over, space and plumbing for automatic washing machine, space for fridge, space for freezer, window to rear, door to side, part tiled wall areas, radiator, under stairs storage cupboard.

SITTING ROOM/DINING ROOM

7.09m x 2.88m (23' 3" x 9' 5") Window to front, 2 radiators, UPVC double glazed patio doors to garden room, coal-effect fire with wooden surround and tiled hearth.

GARDEN ROOM

2.80m x 2.82m (9' 2" x 9' 3") Brick construction with UPVC windows and double doors to rear garden.



FIRST FLOOR LANDING

Airing cupboard housing the Glow worm Energy 30c combi boiler, window to side and loft access.

BEDROOM 1

3.34m x 3.34m into wardrobe recess (10' 11" x 10' 11" into wardrobe recess) Radiator and window to front.

BEDROOM 2

3.80m x 2.83m (12' 6" x 9' 3") Radiator and window to rear.

BEDROOM 3

2.62m x 2.36m (8' 7" x 7' 9") Radiator and window to rear.

SHOWER ROOM

2.11m into shower recess x 1.67m (6' 11" into shower recess x 5' 6") Shower with glazed sliding doors, low level WC with concealed cistern, wash hand basin set in a vanity unit, towel rail, mirror with shelf ,frosted window to front and radiator .

OUTSIDE

The property is approached via a paved pathway which leads around the front garden and tarmac drive which leads to the garage.

The front garden is laid to lawn with a central circular paved area , step up to the front door and a gated access to the rear garden. The front garden is enclosed by low Box hedged boundaries.

GARAGE

Up and over door, power and light, personal door to side, fitted worktop with cupboards under and matching wall units.

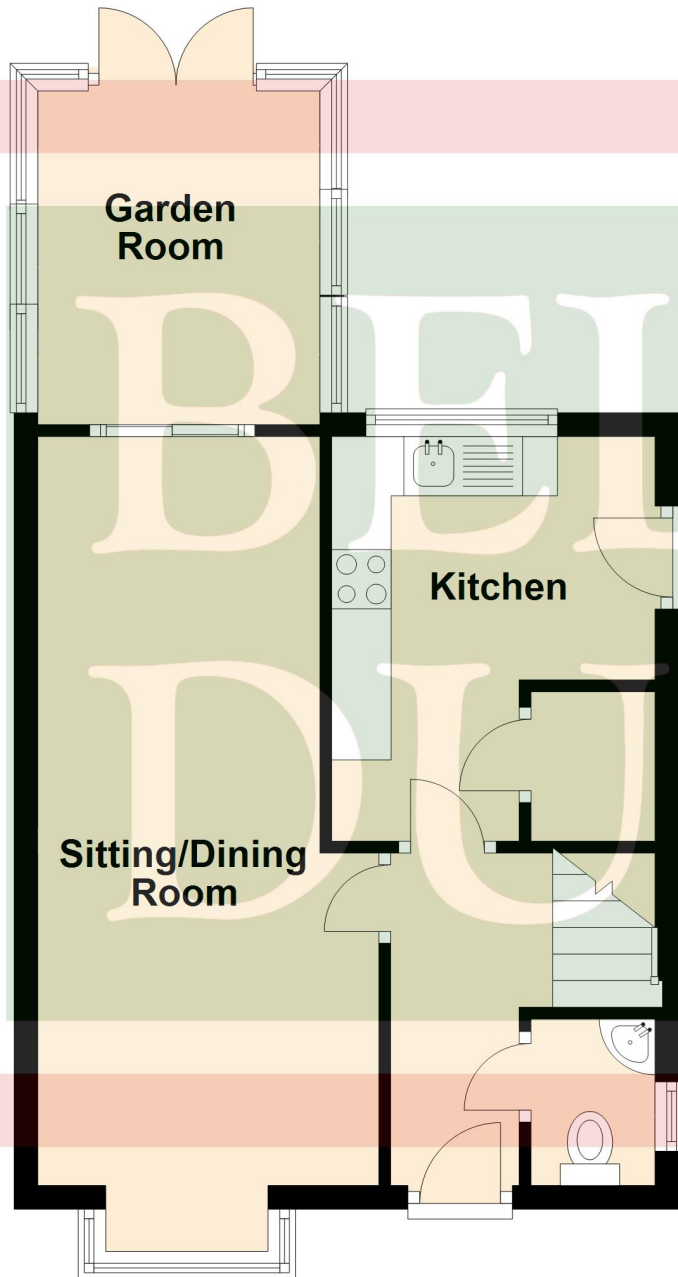
The rear garden is laid to lawn with paved patio and circular paved area, flowers, shrubs and tree. Paving also leads around to the sides of the property. The rear garden is enclosed by fenced boundaries and backs onto woodland.

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, continue for approximately 7 miles entering the village of Dersingham and take the second exit into the village. Proceed through the village and just before Budgens supermarket turn left into Mountbatten Road, take the first left into Hipkin Road, proceed along bearing right into Duck Decoy Close and the property will be seen on the left hand side.

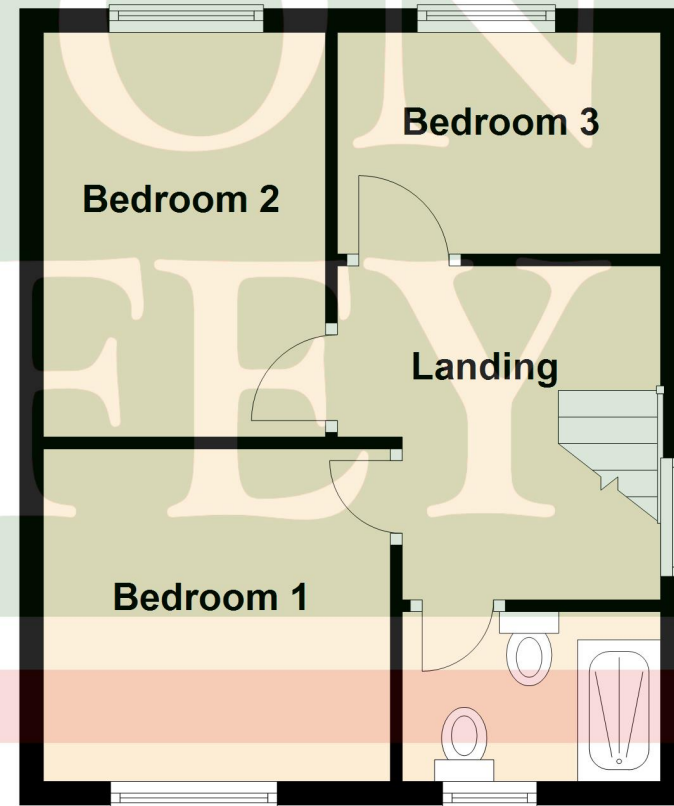
Ground Floor

Approx. 40.2 sq. metres (432.5 sq. feet)



First Floor

Approx. 32.9 sq. metres (353.9 sq. feet)



Total area: approx. 73.1 sq. metres (786.4 sq. feet)

OTHER INFORMATION

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX.

Council Tax Band - C.

EPC - D.

Gas central heating.

TENURE

This property is for sale .

VIEWING

Strictly by appointment with the agent.





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