



11 Reg Houchen Road, Dersingham
Guide Price £240,000

BELTON DUFFEY



11 REG HOUCHEN ROAD, DERSINGHAM, KING'S LYNN, NORFOLK, PE31 6UH

A 2 bedroom semi-detached house situated in a sought after location with garage, parking and gardens.

DESCRIPTION

A 2 bedroom semi-detached house situated in a sought after location with garage, parking and gardens.

The property was built circa 1997 and is installed with gas central heating and UPVC double glazing.

The accommodation briefly comprises entrance hall, sitting/dining room, kitchen, 2 bedrooms and a bathroom.

Outside, the property occupies a generous sized plot with garage, driveway and rear garden.

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

3.12m x 1.79m (10' 3" x 5' 10") Staircase to first floor landing, radiator, UPVC double glazed door to outside.

KITCHEN/BREAKFAST ROOM

3.17m x 2.67m (10' 5" x 8' 9") L - shaped marble effect worktop, 4 ring ceramic hob with oven under, timber fronted cupboards and drawers under, space for fridge, space and plumbing for automatic washing machine, matching wall cupboards, radiator, UPVC double glazed door to outside.

SITTING/DINING ROOM

4.63m x 3.54m (15' 2" x 11' 7") French doors to rear garden, radiator, gas fire with back boiler serving the hot water and radiators.

FIRST FLOOR LANDING

Loft access, heating controls, airing cupboard with insulated cylinder and immersion.

BEDROOM 1

3.59m x 3.46m (11' 9" x 11' 4") Excluding wardrobe space, radiator.

BEDROOM 2

3.29m x 2.57m (10' 10" x 8' 5") Radiator.



BATHROOM

2.31m x 1.95m (7' 7" x 6' 5") Panelled bath with shower attachment, low level WC, pedestal wash hand basin, radiator.

OUTSIDE

The property is approached via a shingled driveway providing parking for 2 cars, which leads to the brick and tiled garage with up and over door, personal door and window to side. There is gated access which leads to the rear garden which is laid to lawn being enclosed by fenced boundaries.

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 turning left into Reg Houchen Road and the property will be seen on the right hand side.

OTHER INFORMATION

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

Gas central heating.

EPC - D.

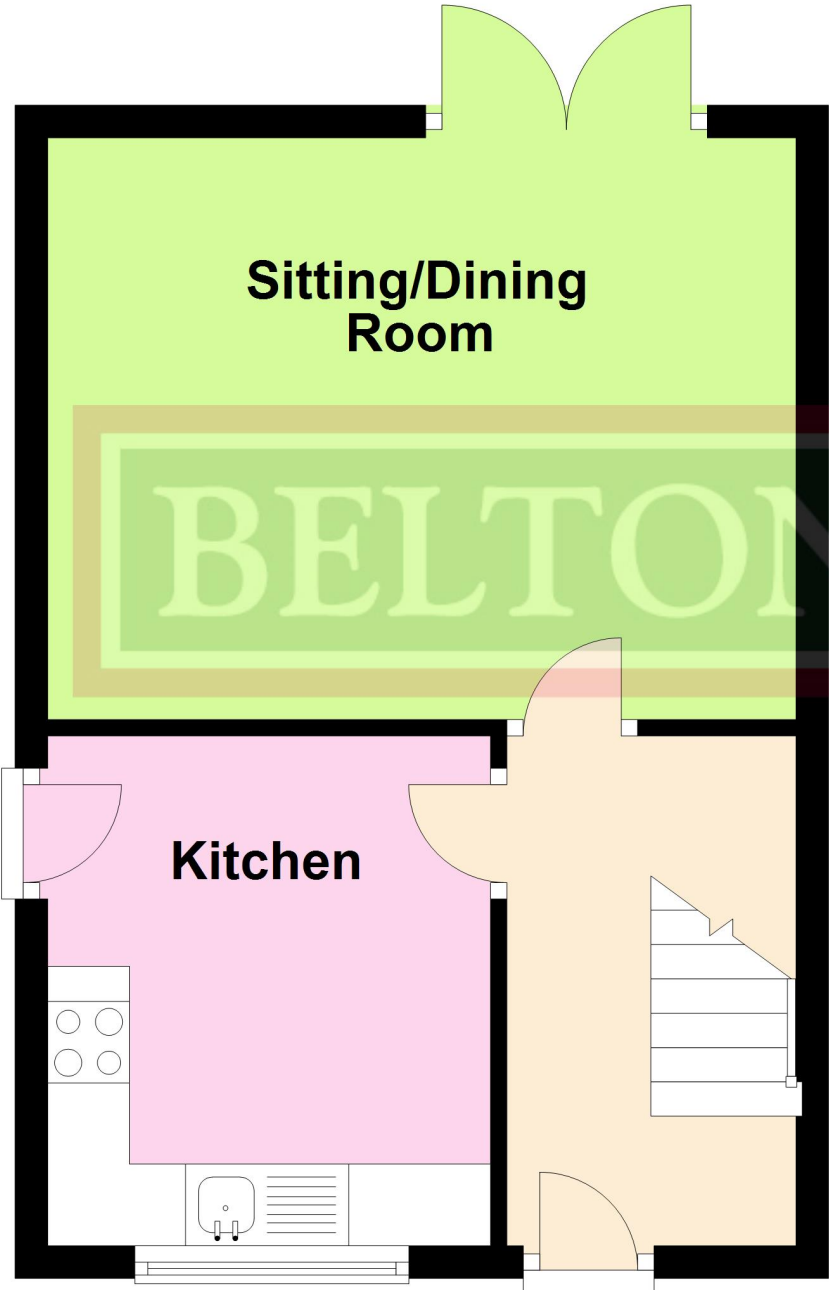
TENURE

This property is for sale Freehold.

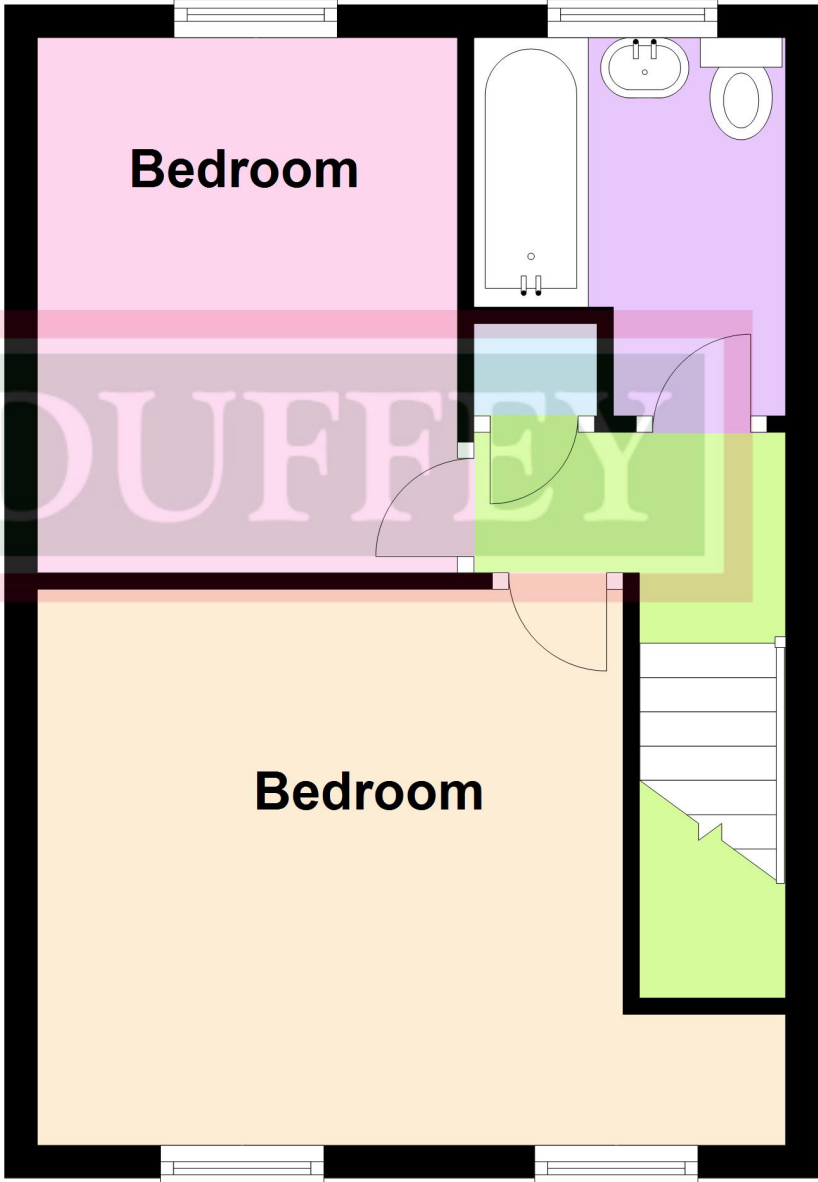
VIEWING

Strictly by appointment with the agent.

Ground Floor



First Floor







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