



28 Hipkin Road, Dersingham
Offers Over £325,000

BELTON DUFFEY



28 HIPKIN ROAD, DERSINGHAM, NORFOLK, PE31 6XX

An extended, well presented 3 bedroom detached house, situated in a sought after location with garden room, utility room, pleasant gardens and garage/workshop.

DESCRIPTION

An extended, well presented 3 bedroom detached house, situated in a sought after location with garden room, utility room, pleasant gardens and garage/workshop.

The property was built circa 1996 and has been extended in recent years now providing comfortable accommodation.

The accommodation is installed with gas central heating, double glazing, oak veneered internal doors and briefly comprises, hallway, cloakroom, utility room, sitting room, dining room, kitchen and garden room to the ground floor. On the first floor are 3 bedrooms and a bathroom.

Outside, the property has a driveway with ample car parking, a brick and tiled garage with timber workshop extension to the rear, covered patio area and lawned rear garden.

The agents recommend an early inspection of this well presented property.

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

3.76m x 1.88m (12' 4" x 6' 2") Wood effect tiled floor, double glazed door to outside, radiator.

KITCHEN

3.13m x 2.53m (10' 3" x 8' 4") Granite effect worktop with stainless steel one and a half bowl composite sink unit with chrome mixer tap, four ring Indesit hob, white coloured cupboards under, space and plumbing for dishwasher, further matching worktop with soft closure cupboards and drawers under, fan assisted oven with cupboard under, microwave over, matching wall cupboards, wood grain effect tiled floor.

REAR HALL

1.33m x 1.07m (4' 4" x 3' 6") Wood grain effect tiled floor, double glazed door to outside, storage cupboard.

UTILITY ROOM

2.93m x 2.11m (9' 7" x 6' 11") Incorporating the cloakroom, worktop with plumbing for automatic washing machine and space for condenser dryer over, further worktop with cupboards under, radiator, Worcester Greenstar Ri gas central heating boiler.

CLOAKROOM

1.21m x 0.99m (4' 0" x 3' 3") Low level WC, wash hand basin, radiator, extractor, wood grain effect tiled floor.

SITTING ROOM

3.75m x 3.41m (12' 4" x 11' 2") Radiator, pebble effect electric fire, bespoke cupboards either side with oak tops.



DINING ROOM

3.12m x 2.75m (10' 3" x 9' 0") Radiator.

GARDEN ROOM

5.15m x 2.37m (16' 11" x 7' 9") Laminate flooring, radiator, door to outside.

FIRST FLOOR LANDING

2.59m x 1.97m maximum (8' 6" x 6' 6") Airing cupboard with hot water cylinder, shower pump.

BEDROOM 1

3.36m x 3.39m maximum into wardrobe recess (11' 0" x 11' 1") narrowing to 2.88m Radiator, built in triple wardrobe with hanging rails.

BEDROOM 2

3.56m x 2.75m (11' 8" x 9' 0") Radiator.

BEDROOM 3

2.55m x 2.62m (8' 4" x 8' 7") Twin aspect windows, built in storage cupboard.

BATHROOM

1.69m x 1.95m (5' 7" x 6' 5") Shower bath with mains Grohe shower over, wash hand basin set in a polished granite effect top with double cupboard under and concealed low level WC, extractor, heated chrome towel rail.

OUTSIDE

The property is approached over a T shaped tarmac driveway providing ample car parking. The front garden is designed for easy maintenance with Ice Blue stone chippings and shrubs.

Gated access to a covered area, patio and a lawned rear garden with flowers and shrub borders, Astroturf area to the rear.

GARAGE

5.19m x 2.73m (17' 0" x 8' 11") Brick construction with a pitched tiled roof, electric roller door, UPVC door window, electric trip switches.

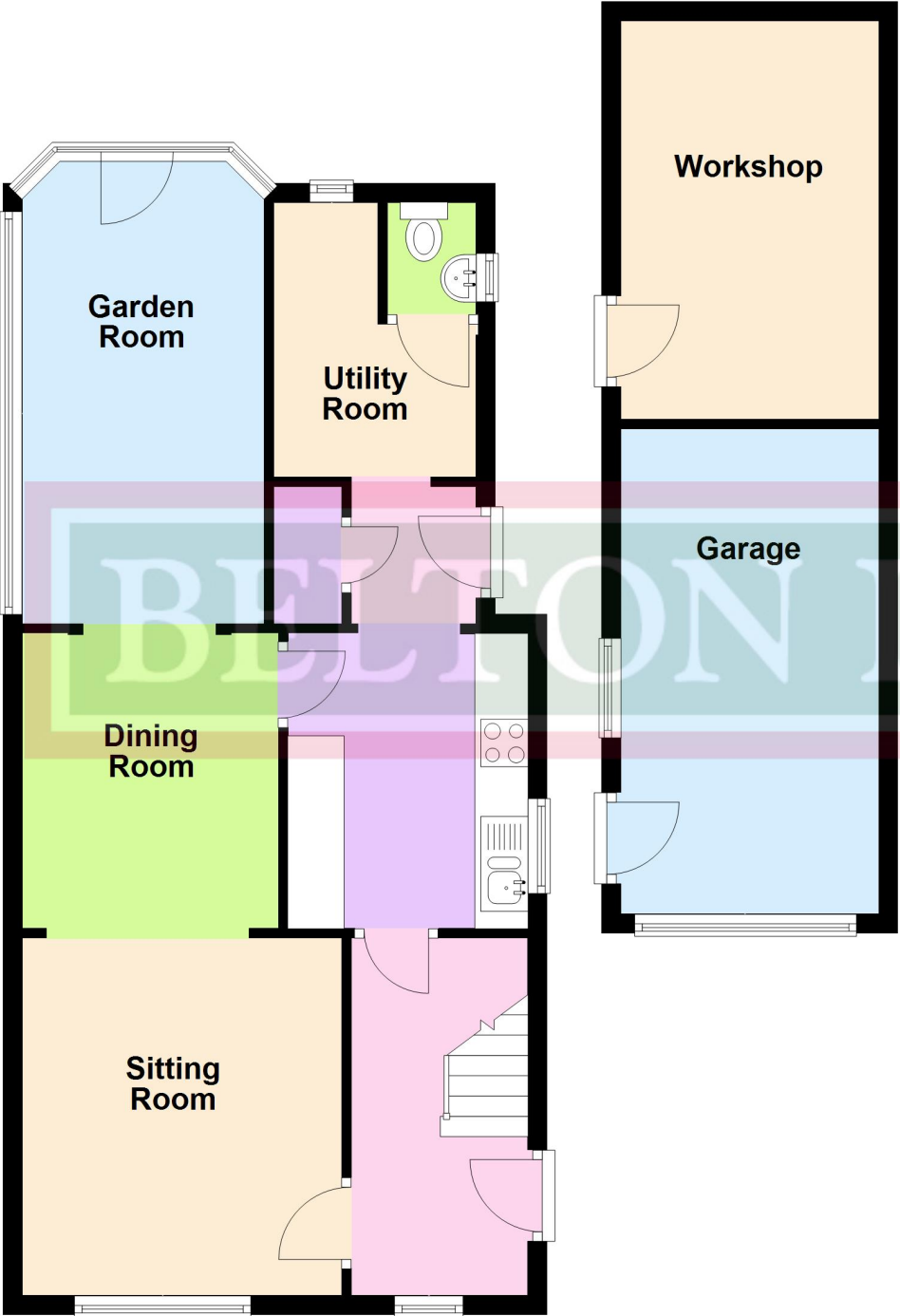
WORKSHOP

5.42m x 2.38m (17' 9" x 7' 10") Door to outside and power.

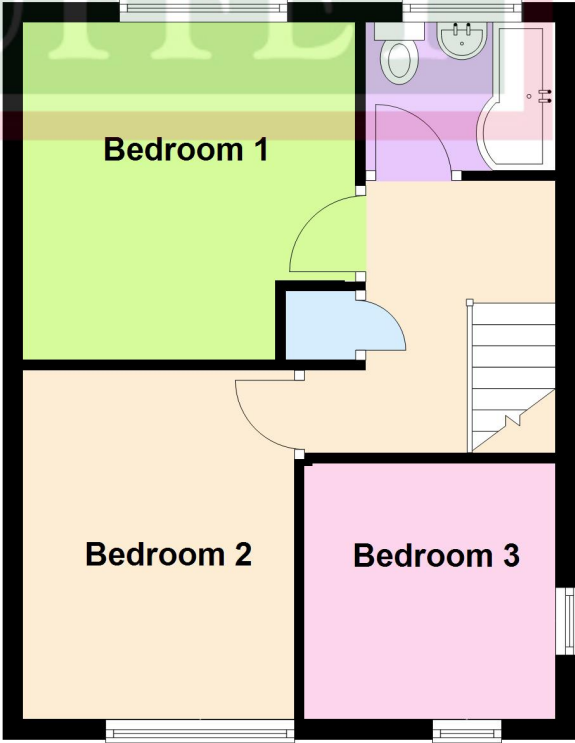
DIRECTIONS

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 right hand side.

Ground Floor



First Floor



OTHER INFORMATION

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

Gas central heating.

EPC - D.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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