



Willow Lodge, Dersingham
£1,750 per calendar month

BELTON DUFFEY



WILLOW LODGE, 28 WOODSIDE CLOSE, DERSINGHAM, NORFOLK, PE31 6QD

A deceptively spacious, extended 4 bedroom (1 en-suite) detached single storey residence situated in a sought after location with garage, parking and gardens.

DESCRIPTION

Willow lodge comprises deceptively spacious extended 4 bedroom (1 en-suite) detached single storey residence situated in a sought after location with garage, parking and gardens.

The property has been extended, which is not apparent from the road, and now enjoys comfortable accommodation suitable for family occupation or active retired. The property is installed with gas radiator central heating, smooth ceilings, oak veneered panelled internal doors and double glazing.

The accommodation briefly comprises entrance hall, sitting room with reclaimed brick fireplace with wood burner and French doors to rear garden, kitchen/diner with feature brick fireplace and 5 ring range cooker with warming plate, integrated dishwasher and fridge, utility room, 4 double bedrooms, 1 being en-suite with dressing room and a large family bathroom. Outside the property has car parking, a detached garage and gardens.

The Agents recommend an early inspection of this deceptive property.

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.

ENTRANCE HALL

6.82m x 1.31m (22' 5" x 4' 4") Loft access, 2 radiators, airing cupboard with pressurised hot water cylinder, engineered oak flooring.

INNER HALL

3.45m x 1.06m (11' 4" x 3' 6")

SITTING ROOM

7.16m x 3.28m into chimney breast recess (23' 6" x 10' 9" into chimney breast recess) Vaulted beamed ceiling, reclaimed ceiling-to-floor fireplace with cast iron wood burner set on pamment hearth, TV and telephone point, radiator, hardwood double glazed French doors with matching side panels to rear garden, oak flooring.

KITCHEN/DINER

6.64m x 3.01m (21' 9" x 9' 11") Newly fitted 40mm oak worktop with Belfast sink and mixer tap, cupboards and drawers under, matching wall cupboards, integrated dishwasher, integrated fridge, radiator, twin aspect windows, French doors with matching side panel leading to rear garden, ceiling lights, ceiling-to-floor arched brick fireplace with Belling 5 ring hob with warming plate, 2 ovens and grill.

UTILITY ROOM

Newly fitted L-shaped oak worktop with ceramic sink unit with mixer tap, matching wall cupboards, tiled wall areas, radiator, door to outside,



MASTER BEDROOM

4.42m x 3.58m (14' 6" x 11' 9") Window to side aspect, TV point, telephone point.

EN-SUITE SHOWER ROOM

1.79m x 1.08m (5' 10" x 3' 7") Double size shower, low level WC, pedestal wash hand basin, extractor.

WALK-IN DRESSING ROOM

1.73m x 1.68m excluding wardrobe recess (5' 8" x 5' 6" excluding wardrobe recess) 2 sets of part glazed wardrobes with hanging rails and shelves over, radiator, window overlooking rear garden, feature brick work with oak beam.

BEDROOM 2

3.68m x 3.61m (12' 1" x 11' 10") Radiator, window to front.

BEDROOM 3

4.39m x 3.07m (14' 5" x 10' 1") Twin aspect windows, radiator, telephone point

BEDROOM 4

3.66m x 2.44m (12' x 8') Radiator, Velux roof light, double oak beveled glazed wardrobe with hanging rail, shelf over and automatic light.

FAMILY BATHROOM

3.05m x 2.39m (10' x 7' 10") P shaped bath with mains shower over, travertine tiled floor, pedestal wash hand basin with splashback, low level WC, Velux roof light, radiator.

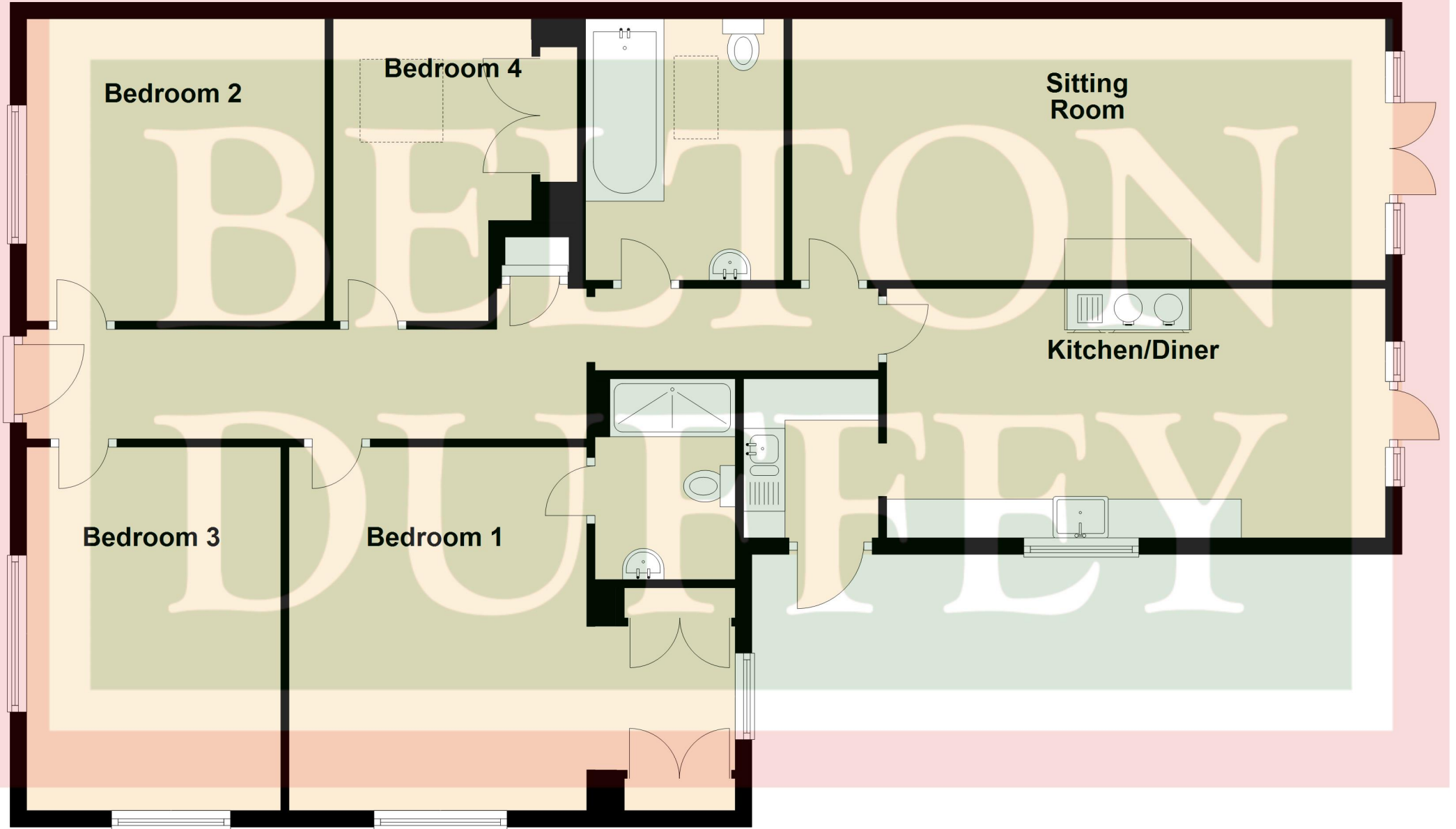
OUTSIDE

The property has a lawned front garden which is enclosed by a brick wall boundary and a driveway providing car parking leading to the DETACHED GARAGE. To the side of the kitchen door is a storage area. The rear garden is designed for easy maintenance having artificial grass, patio and is enclosed by fenced boundaries.

ADDITIONAL INFORMATION

- 1) The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are waiting for any further information from you.
- 2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).
- 3) Right to rent - Before you can rent in England, you need to prove your right to rent to your landlord. Get a share code to prove your right to rent online, please visit [right-to-rent service.gov](https://right-to-rent.service.gov)
- 4) Deposit - £1750.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 5) Pets considered.

Ground Floor



DIRECTIONS

From King's Lynn, head north on the A149 towards Hunstanton for approximately 7 miles and take the second exit at the signposted Ingoldisthorpe. Continue into the village of Dersingham, passing the Co-op supermarket and Thaxters Garden Centre, taking the next left into Woodside Avenue, then take the 1st right into Woodside Close. Continue along this road and the property will be seen on the right hand side at the end.

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.

EPC - E.

VIEWING

Strictly by appointment with the agent.





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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

www.beltonduffey.com



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