



**26 Hipkin Road, Dersingham**  
**Guide Price £335,000**

**BELTON DUFFEY**



# 26 HIPKIN ROAD, DERSINGHAM, NORFOLK, PE31 6XX

A well presented 3 bedroom detached house, situated in a sought after location with garden room, pleasant gardens and garage.

## DESCRIPTION

A well presented 3 bedroom detached house, situated in a sought after location with garden room, pleasant gardens and garage.

The property was built circa 1996 and is installed with gas central heating, double glazing, and briefly comprises, hallway, 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 and gardens.

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

Radiator, window to front, under stairs cupboard and staircase to first floor landing.

## SITTING/DINING ROOM

7.21m x 3.40m (23' 8" x 11' 2") Window to front, feature gas fireplace, recessed shelving and double doors into the garden room.

## KITCHEN

3.40m x 2.52m (11' 2" x 8' 3") Granite effect worktop to 2 sides with 1.5 bowl composite sink unit and chrome mixer tap, grey gloss cupboards and drawers under, Stoves gas hob with integrated cooker under, extractor over, space and plumbing for dishwasher and washing machine, recess for fridge/freezer, matching wall cupboards, part tiled walls, window to side and door to the garden room.

## GARDEN ROOM

4.80m x 3.01m (15' 9" x 9' 11") UPVC double glazed units with double doors to the rear garden.

## FIRST FLOOR LANDING

Window to side, loft access and airing cupboard housing the gas fired combi boiler and feature fitted bookshelves.

## BEDROOM 1

3.35m x 2.86m (11' 0" x 9' 5") Window to rear, radiator, range of fitted mirrored wardrobes with sliding doors, hanging rails and shelves.

## BEDROOM 2

3.61m x 2.74m (11' 10" x 9' 0") Window to front and radiator.



### **BEDROOM 3**

2.55m x 2.56m (8' 4" x 8' 5") Window to front and side and radiator.

### **BATHROOM**

P-shaped bath with shower over and tiled surround, wash hand basin set in a vanity with double cupboard under, low level WC with concealed cistern, frosted window to rear, heated towel rail and tiled floor.

### **OUTSIDE**

The property is approached over a tarmac driveway providing ample car parking leading to the brick built garage. The front garden is laid to lawn with various shrubs. There is pedestrian gated access at the side of the property leading to the rear garden.

### **GARAGE**

Up and over door, power and light.

The rear garden is mainly laid to lawn with a paved seating area, flanked by various flower and shrub beds and borders, being enclosed by fenced boundaries.

### **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.

### **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 - C.

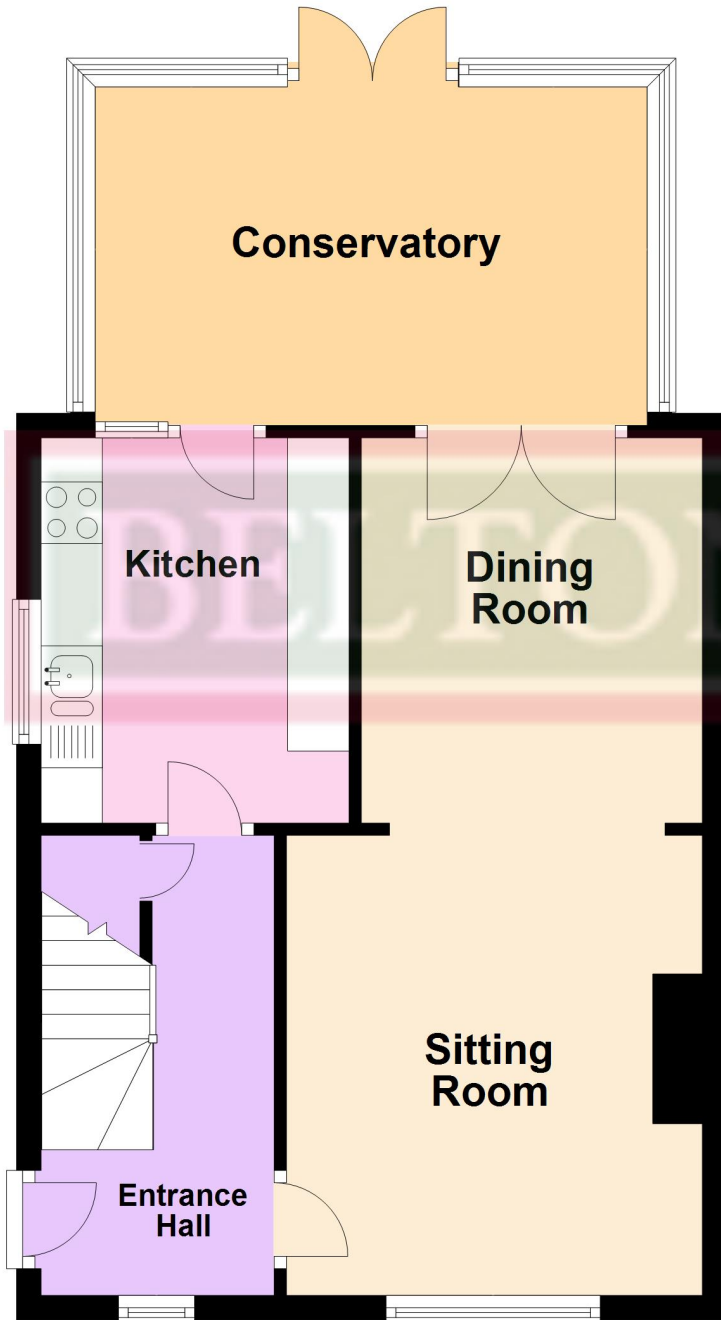
### **TENURE**

This property is for sale Freehold.

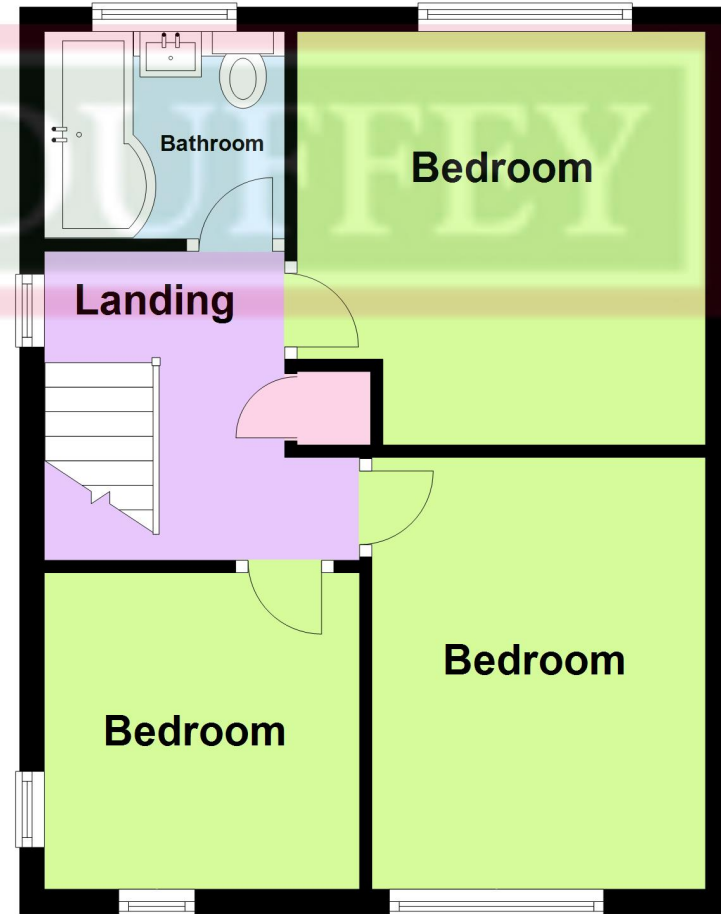
### **VIEWING**

Strictly by appointment with the agent.

# Ground Floor



# First Floor







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