



12 Shouldham Close, Dersingham
Guide Price £425,000

BELTON DUFFEY



12 SHOULDHAM CLOSE, DERSINGHAM, KING'S LYNN, NORFOLK, PE31 6UZ

An immaculately presented 4/5 bedroom detached residence, situated in a sought after location with south facing rear garden, parking and double carport.

DESCRIPTION

An immaculately presented 4/5 bedroom detached residence, situated in a sought after location with south facing rear garden, parking and double carport.

The property is situated in a cul-de-sac location and was built circa 2001, it has been refurbished and extended by the current vendors and now provides comfortable, flexible accommodation.

The accommodation briefly comprises entrance hall, sitting/dining room, kitchen, study, family room/bedroom 5, side entrance/utility area and cloakroom to the ground floor.

On the first floor are 4 bedrooms (1 ensuite) and a family bathroom.

Outside, the property has ample car parking for 3 cars and a double carport with double gates, garden shed and a rear garden with decked area and hot tub, covered entertaining area and a lawned rear garden with summer house and shed.

The agents recommend an early inspection of this 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

4.57m x 1.69m (15' 0" x 5' 7") Staircase to first floor landing, radiator.

CLOAKROOM

1.84m x 0.93m (6' 0" x 3' 1") Low level WC, Wash hand basin, radiator.

SITTING/DINING ROOM

7.12m x 3.57m (23' 4" x 11' 9") 2 Radiators, French doors leading to rear garden.

STUDY

2.4m x 1.86m (7' 10" x 6' 1") Radiator.

KITCHEN

3.67m x 3.47m (12' 0" x 11' 5") Maximum narrowing to 2.53m. Polished granite effect L-shaped worktop with composite sink unit with chrome mixing tap, cupboards and drawers under, four ring ceramic hob, Ariston double fan assisted oven with extractor over, matching wall cupboards, Vaillant gas central heating boiler.



SIDE ENTRANCE/UTILITY AREA

3.42m x 1.45m (11' 3" x 4' 9") Underfloor heating, space for condenser dryer, wood grain effect double glazed door to front and UPVC double glazed door to rear.

FAMILY ROOM/BEDROOM 5

4.9m x 2.6m (16' 1" x 8' 6") Underfloor heating, french doors to rear garden.

FIRST FLOOR LANDING

2.91m x 1.41m (9' 7" x 4' 8") Loft access, airing cupboard with shower pump, slatted shelving.

BEDROOM 1

3.61m x 3.22m (11' 10" x 10' 7") Radiator, built in storage cupboard with hanging rail and shelf over.

EN-SUITE SHOWER ROOM

1.74m x 1.42m (5' 9" x 4' 8") Corner entry shower cubicle with mains shower, low level WC, pedestal wash hand basin, extractor, radiator.

BEDROOM 2

3.60m x 2.73m (11' 10" x 8' 11") Radiator.

BEDROOM 3

3.39m x 2.60m (11' 1" x 8' 6") both maximum. Radiator.

BEDROOM 4

3.01m Max into door recess x 2.63m (9' 11" x 8' 8") Radiator.

FAMILY BATHROOM

2.0m x 1.97m (6' 7" x 6' 6") Panelled bath with Mira electric shower over, low level WC, pedestal wash hand basin.

OUTSIDE

The property has a brick weave driveway with parking for 3 cars with double gates leading to the double car port.

DOUBLE CAR PORT

5.86m minimum x 5.23m (19' 3" x 17' 2") Timber construction with corrugated roof. Walkway leading to the side of the property with a garden shed.

GARDEN SHED

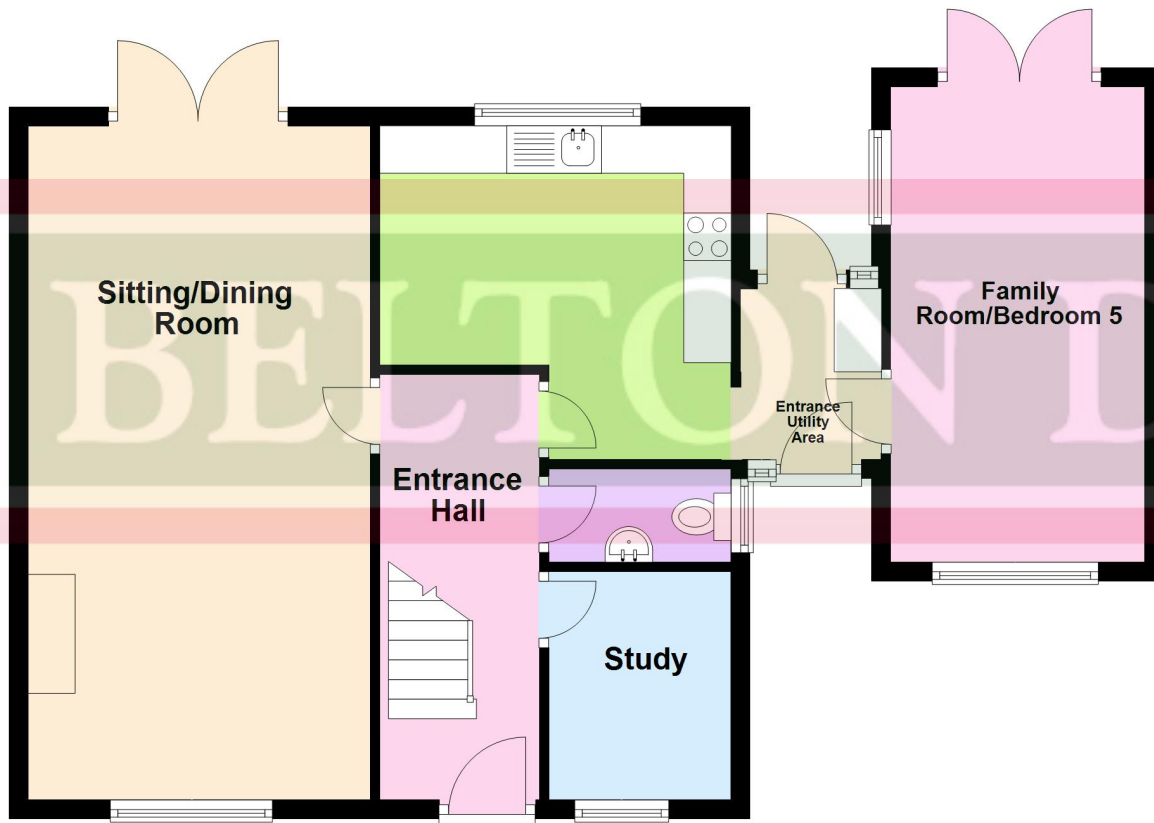
2.86m x 2.46m (9' 5" x 8' 1") The rear garden has a decked area with Hot Tub and a pathway leading to a raised decked area and the outdoor entertainment area.

OUTDOOR ENTERTAINMENT AREA

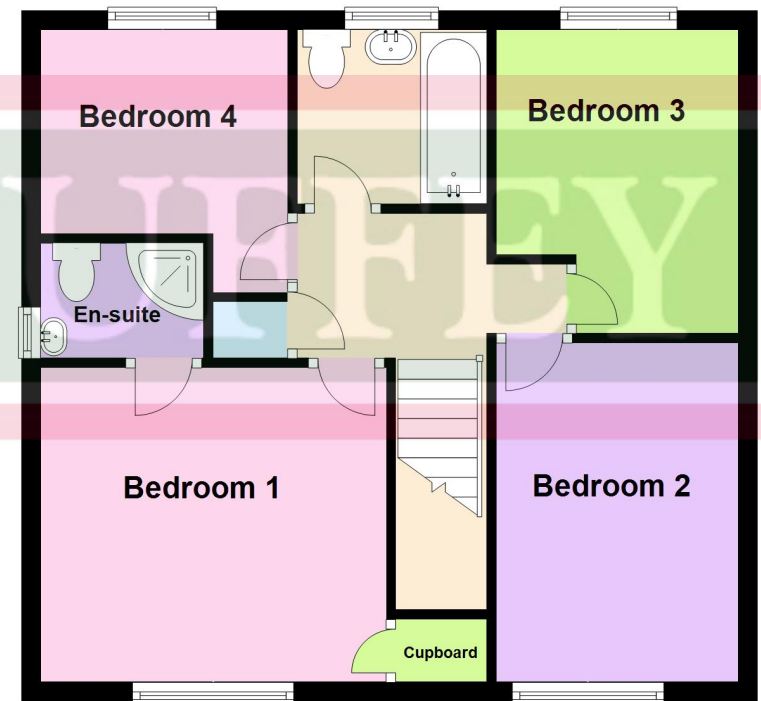
4.24m x 2.42m (13' 11" x 7' 11")

The remainder of the rear garden is laid to lawn with shrubs, being enclosed by fenced boundaries with Summer House and garden shed.

Ground Floor



First Floor



SUMMER HOUSE

3.39m maximum x 4.08m maximum (11' 1" x 13' 5") Power and light.

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, first right into Robert Balding Room, next right into Shouldham Close and the property will be seen on the right hand side.

OTHER INFORMATION

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

Gas central heating.

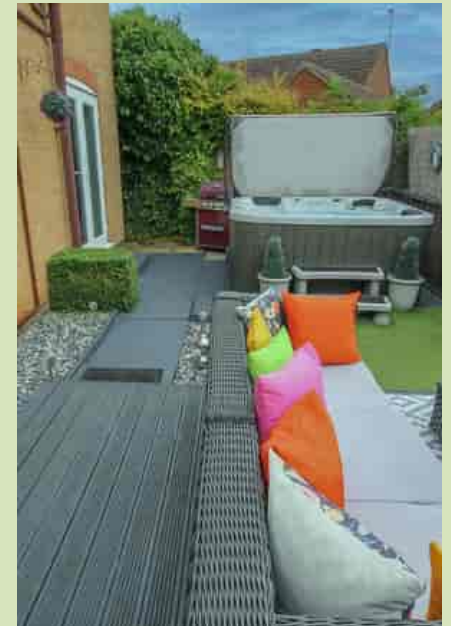
EPC -C.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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