



27 Chapel Road, Dersingham
Guide Price £325,000

BELTON DUFFEY



27 CHAPEL ROAD, DERSINGHAM, KING'S LYNN, NORFOLK, PE31 6PW

A well presented 3 bedroom detached bungalow with parking, garage and gardens, in a popular coastal village location.

DESCRIPTION

A well presented 3 bedroom detached bungalow with parking, garage and gardens, in a popular coastal village location.

The property is situated in the centre of Dersingham and has a bus stop just a few feet away.

The bungalow is installed with gas fired central heating, UPVC double glazing and briefly comprises entrance porch, sitting room, kitchen, conservatory, 3 bedrooms and a shower room.

Outside, the property has parking, garage and established rear garden.

SITUATION

The property is located in the centre of Dersingham with a bus stop just a few steps away. Dersingham is a popular Norfolk coastal village, situated approximately midway between King's Lynn and Hunstanton in close proximity to The Wash and the West Norfolk coast. The village borders the Royal 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 PORCH

2.13m x 1.76m (7' 0" x 5' 9") Brick construction with UPVC units and door, built-in coat cupboard with hanging rail and electric trip switches, doors into the kitchen and sitting room.

SITTING ROOM

5.53m into window recess x 4.55m (18' 2" x 14' 11") Feature brick fireplace with electric coal-effect fire having a brick surround and tiled hearth, matching raised TV standing/display area, window to side, large window to front and 2 radiators.

KITCHEN

4.05m max into recess x 2.71m into window recess (13' 3" x 8' 11") Worktops to 2 sides with 1.5 bowl stainless steel sink unit and mixer tap, wood effect cupboards and drawers under, space for washing machine, cooker with stainless steel extractor over, space for fridge/freezer, Expelair extractor, window onto conservatory, tiled wall areas, radiator, matching wall units with display shelves, tile effect flooring and UPVC double glazed door into conservatory.

CONSERVATORY

3.65m x 2.44m (12' 0" x 8' 0") UPVC units with a pitched polycarbonate roof, double doors to rear garden, electric wall heater, tile effect flooring and fitted blinds.



INNER HALL

2.35m x 1.73m (7' 9" x 5' 8") Loft access, shelved storage cupboard, doors into bedrooms and shower room. Shelved airing cupboard housing the Worcester boiler and radiator.

BEDROOM 1

4.23m max into window recess x 3.06m (13' 11" x 10' 0") Window to front, range of 4 single fitted wardrobes with lockers over the bedhead area, bedside units and radiator.

BEDROOM 2

3.96m x 3.07m (13' 0" x 10' 1") Window overlooking rear garden, recessed base cupboard, radiator and door to rear garden.

BEDROOM 3

3.91m max into door recess x 2.16m (12' 10" x 7' 1") Window to front, radiator and built-in shelved cupboard.

MODERN SHOWER ROOM

2.63m x 1.88m into window recess (8' 8" x 6' 2") Corner entry shower cubicle with mains 'Rainfall' shower, low level WC, wash hand basin set in a vanity unit with cupboard under, 2 frosted windows to rear, fully tiled walls, heated chrome towel rail/radiator and tiled floor.

OUTSIDE

The property is approached via a paved driveway which leads up to the side entrance porch and garage.

OUTSIDE CLOAKROOM/UTILITY

2.81m x 1.51m (9' 3" x 4' 11") Worktop with space for tumble dryer under, window to rear, wall cupboard, shelving and low level WC.

GARAGE

5.03m x 2.78m (16' 6" x 9' 1") Up and over door, power, light, various shelving, workbench and door to side.

The rear garden is mainly laid to lawn with various flowers, trees and shrubs, paved patio areas, pathway leading to the garage, outside tap and gated access to the front. The rear garden is 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 through Lynn Road to the traffic lights. At the traffic lights turn right into Chapel Road, proceed along and the property will be seen on the right hand side, designated by our 'For Sale' sign.



OTHER INFORMATION

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

Gas central heating.

EPC - D.

TENURE

This property is for sale .

VIEWING

Strictly by appointment with the agent.





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