



**8 Manor Road , Dersingham
£1,100 per calendar month**

BELTON DUFFEY



8 MANOR ROAD DERSINGHAM, NORFOLK, PE31 6LD

A period 3 bedroom semi detached cottage, situated in a sought after location with parking and gardens.

DESCRIPTION

A period 3 bedroom semi detached cottage, situated in a sought after location with parking and gardens.

The property is built of solid brick and carrstone walls under pantiled roof with a cavity brick extension to the rear. The property also benefits from UPVC double glazed windows and gas central heating. The well presented accommodation briefly comprises sitting/dining room with fireplace, fitted kitchen, rear lobby and cloakroom to the ground floor. On the first floor are 3 bedrooms and a bathroom. Outside the property has parking accessed via a farm style gate, front garden and a good sized lawned rear garden with outbuilding.

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.

SITTING/DINING ROOM

6.88m x 3.36m (22' 7" x 11' 0") into chimney breast recess. Wood grain effect double glazed door to outside, cast iron decorative open fire with decorative tiled inserts and pine surround, granite hearth, TV and telephone point, Elm effect laminate flooring, door leading to staircase to first floor landing, radiator, two windows to the front, door leading into

KITCHEN/BREAKFAST ROOM

4.22m x 3.35m (13' 10" x 11' 0") Both Max. L-shaped polished granite effect worktop with Proline four ring stainless steel hob with Pro line fan assisted oven under, butter milk coloured cupboards and drawers under, further matching worktop with circular stainless steel sink unit with chrome mixer tap, cupboards under, space and plumbing for automatic washing machine, breakfast bar, ceramic tiled floor, matching wall cupboards, extractor, space for fridge freezer, under stairs cupboard, mains heat alarm, radiator and stable door leading to

REAR HALL

1.76m x 1.08m (5' 9" x 3' 7") Views over the rear garden and part bevelled glazed door to

CLOAKROOM

1.64m x 1.29m (5' 5" x 4' 3") Low level WC, wash hand basin, tiled splash back, Glow Worm Flexicom 24CX gas central heating boiler, window overlooking the rear garden.

FIRST FLOOR LANDING

Electric trip switches.



BEDROOM 1

3.36m x 3.14m (11' 0" x 10' 4") Oak effect laminate flooring, radiator and window to front.

BEDROOM 2

3.65m x 3.36m (12' x 11') into door recess narrowing to 2.39m (7' 10") Oak effect laminate flooring, period feature cast iron fireplace with pamment hearth and pine surround, radiator, window to front.

INNER LANDING/STUDY AREA

2.31m x 1.49m (7' 7" x 4' 11") Mains smoke alarm, radiator and window to side.

BEDROOM 3

2.52m x 2.42m (8' 3" x 7' 11") Oak effect laminate floor, double eye level storage cupboard, radiator and window overlooking the rear garden.

BATHROOM

1.88m x 1.68m (6' 2" x 5' 6") 3 piece white suite comprising panelled bath with Triton electric shower with screen, low level WC, pedestal wash hand basin, fully tiled walls, extractor, shaver socket, radiator and frosted window to rear.

OUTSIDE

The front garden is enclosed by brick wall boundaries and has a pedestrian gate with pathway leading to the front entrance door the front garden being laid to lawn. Five bar gate leading to a gravelled driveway giving ample car parking. Gated access leading to the rear garden which has an extensively shingled area, brick and pantile outbuilding. The remainder of the rear garden is laid to extensive lawn being enclosed by fenced and hedge boundaries, fuel store and coal bunker.

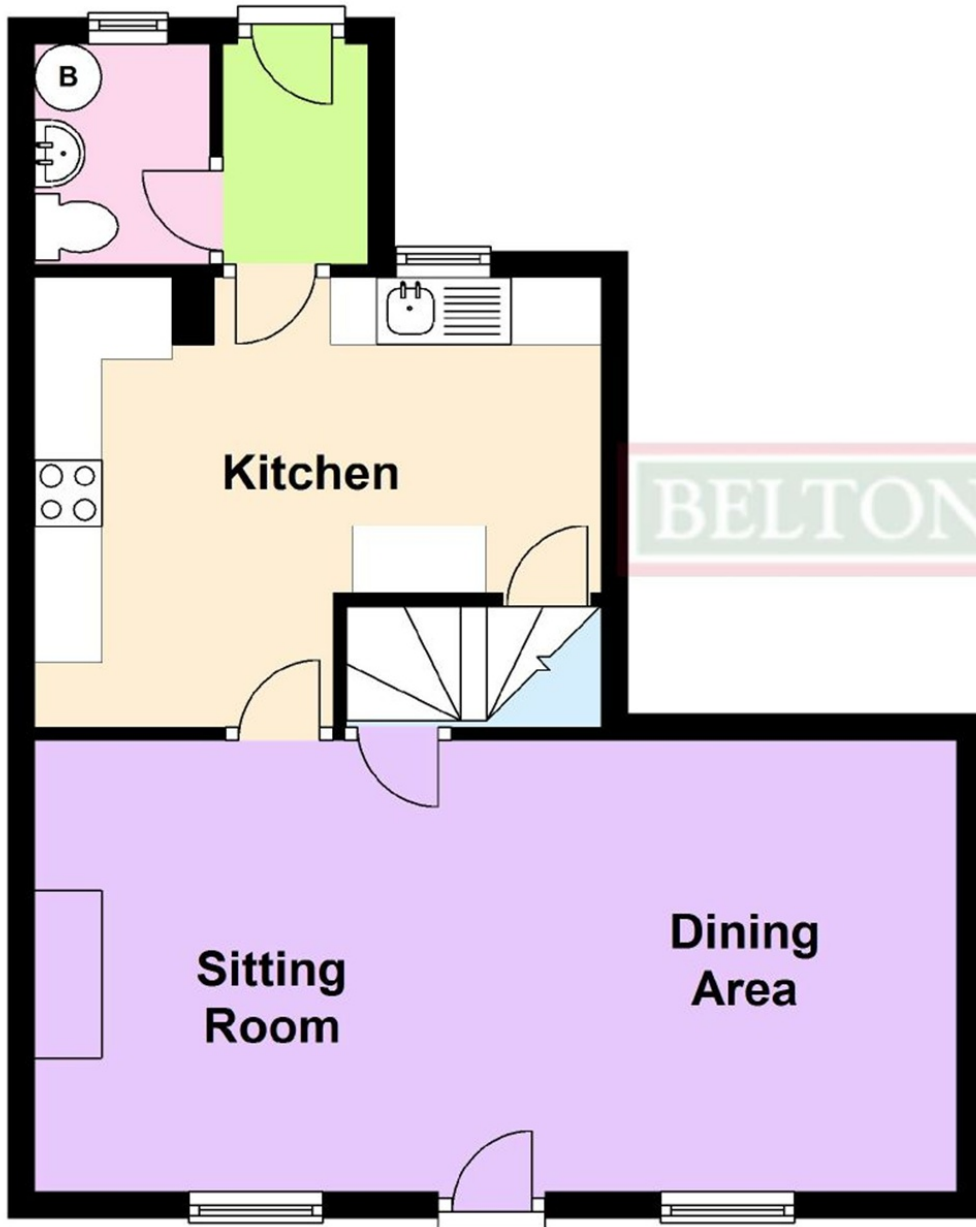
OUTBUILDING

2.59m x 2.52m (8' 6" x 8' 3") Power, light and window.

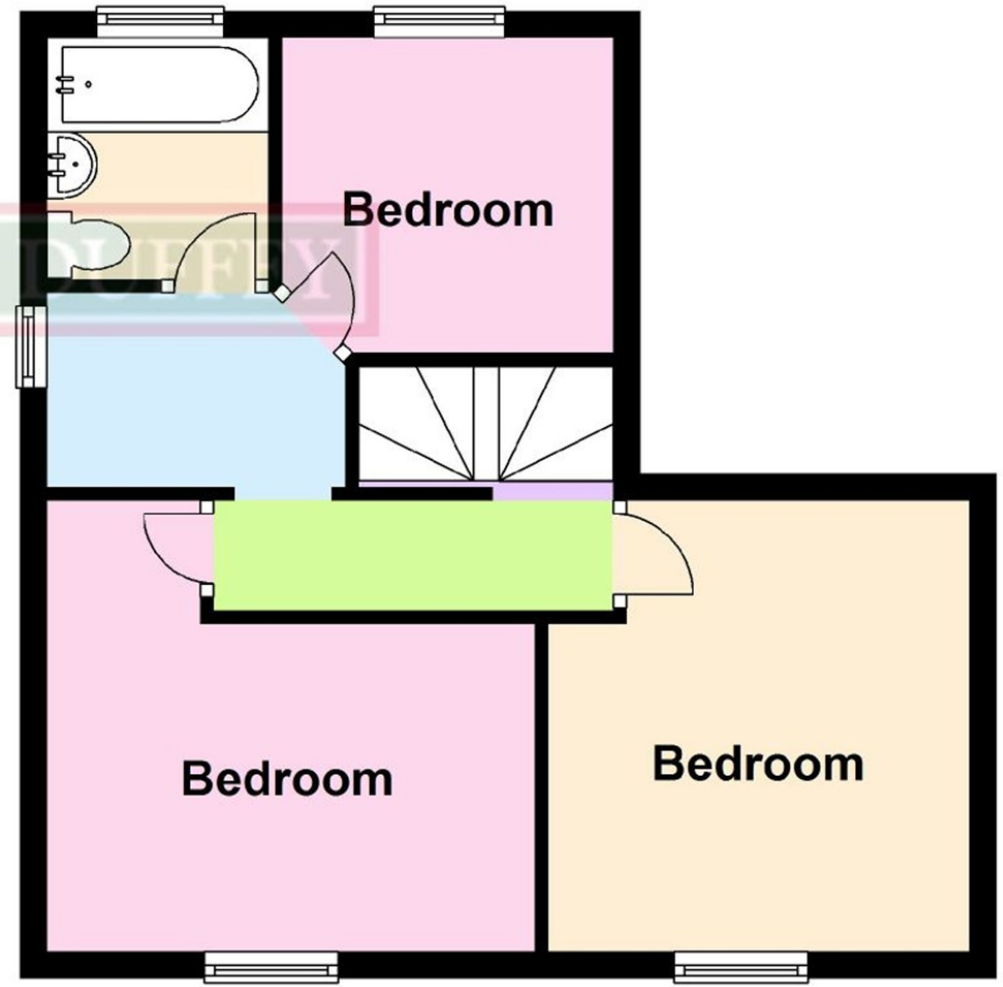
ADDITIONAL INFORMATION

- 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.uk/rtr-prove/id-question)
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £1100.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

Ground Floor



First Floor



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 and continue along to the roundabout at Dersingham. Take the second exit and proceed into the village and take the 2nd right hand turning into Manor Road, continue along and the property can be seen a short way down 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 B.

Gas central heating and mains drainage.

EPC - D.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

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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

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

