



30 Valley Rise, Dersingham, King's Lynn, Norfolk PE31 6PT £450,000

An amazing opportunity to purchase a recently modernised detached three bedroom family home situated in the popular village of Dersingham. The village is situated less than a mile from the Royal Sandringham Estate. Further more, there is no onward chain with this property. The property comprises of entrance hallway, lounge, kitchen diner, w/c & shower room, utility, three bedrooms, and a family bathroom. The property benefits from gas central heating, double glazing and a single garage. Dersingham boasts a full range of facilities including schooling, with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

Entrance Hallway

6' 04" x 22' 07" (1.93m x 6.88m) UPVC front door opening to entrance hallway, staircase to first floor, one radiator, LVT flooring

Lounge

11' 06" x 22' 07" (3.51m x 6.88m) LVT flooring, two radiators, one double glazed window

Kitchen

12' 09" x 26' 09" (3.89m x 8.15m) LVT flooring, fitted kitchen units, central island integrated wine cooler, integrated dish washer, free range cooker, electric extractor, three double glazed windows, two double glazed skylights, sink, double glazed bifold doors leading to patio area, under floor heating.

Utility

6' 11" x 8' 04" (2.11m x 2.54m) Stainless steel sink, fitted units, cupboard space, one double glazed window, one radiator, LVT flooring, space for washing machine tumble dryer.

Shower Room

8' 10" x 5' 05" (2.69m x 1.65m) One double glazed window, vinyl tiled flooring, double shower, towel radiator, low flush W/C, sink basin unit.

Bedroom One

11' 08" x 13' 08" (3.56m x 4.17m) One double glazed window, fitted carpets, two integrated wardrobes, one radiator.

Bedroom Two

11' 07" x 13' 09" (3.53m x 4.19m) One double glazed window, fitted carpets, two integrated wardrobes, one radiator.

Bedroom Three

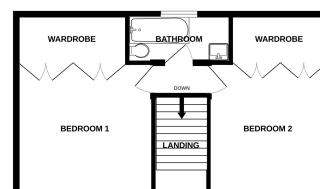
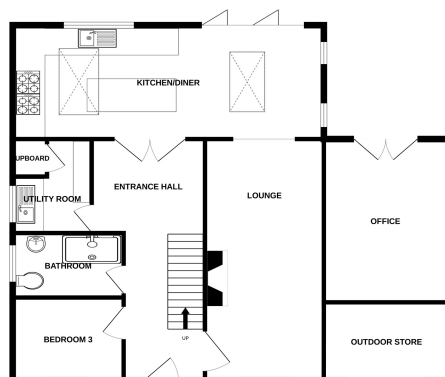
8' 05" x 7' 05" (2.57m x 2.26m) LVT flooring, one radiator, one double glazed window.

Bathroom



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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