



22 Viceroy Close, Dersingham
Offers in Excess of £300,000

BELTON DUFFEY



22 VICEROY CLOSE, DERSINGHAM, NORFOLK, PE31 6YR

A 4 bedroom (1 ensuite) detached house, with 2 conservatories, being situated in a sought after location with gardens and parking.

DESCRIPTION

A 4 bedroom (1 ensuite) detached house, with 2 conservatories, being situated in a sought after location with gardens and parking.

The property is installed with gas central heating, UPVC double glazing, solar panels and briefly comprises porch, entrance hall, sitting room with opening to dining room, conservatory, kitchen, further conservatory and a cloakroom to the ground floor. On the first floor are 3 bedrooms and a bathroom.

Outside, the property has gardens front and rear and parking.

Dimensions, room details and floorplan to follow...

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 PORCH

1.39m x 0.90m (4' 7" x 2' 11") Engineered oak flooring, mahogany effect UPVC double glazed door to outside, mahogany effect UPVC double glazed door leading to

ENTRANCE HALL

3.69m x 1.97m (12' 1" x 6' 6") Engineered oak flooring, radiator, under stairs storage cupboard.

CLOAKROOM

1.4m x 0.93m (4' 7" x 3' 1") Low level WC, electric trip switches.

SITTING ROOM/DINING ROOM

6.61m x 3.63m narrowing to 2.58m into dining area (21' 8" x 11' 11" narrowing to 8' 6" into dining area. Engineered oak laminate flooring, feature stone fireplace, 2 radiators,,

CONSERVATORY

2.72m x 3.06m (8' 11" x 10' 0")) Mahogany effect double glazing with pitch polycarbonate roof, double doors to outside, engineered oak flooring.

KITCHEN

2.77m x 3.02m (9' 1" x 9' 11") Granite effect worktop to 3 sides with composite 1.5 bowl sink unit and chrome mixer tap, cupboards and soft closure drawers under, integrated Hoover 9 kilogram washing machine, integrated fridge and freezer, wine rack, radiator, matching wall cupboards.

SECOND CONSERVATORY

2.45m x 2.07m (8' 0" x 6' 9") UPVC mahogany effect double glazed units with polycarbonate roof and matching door leading to outside.



BEDROOM 1

3.56m x 2.43m (11' 8" x 8' 0") Radiator, window onto conservatory, engineered oak flooring, opening into

WET ROOM

2.42m x 1.17m (7' 11" x 3' 10") Redring shower, tiled wall areas, wash hand basin with adjoining worktop with cupboards under, extractor.

FIRST FLOOR LANDING

2.42m x 1.93m (7' 11" x 6' 4") Airing cupboard.

BEDROOM 2

3.26m x 3.36m max narrowing to 2.72m (10' 8" x 11' 0" max, narrowing to 8' 11") Radiator.

BEDROOM 3

3.15m x 2.74m excluding door recess (10' 4" x 9' 0") Radiator.

BEDROOM 4

2.89m x 2.19m (9' 6" x 7' 2") both max (9' 5" x 7' 3" both max) Radiator.

SHOWER ROOM

2.37m x 1.76m (7' 9" x 5' 9") Matki mains shower in curved cubicle, low level WC, wash hand basin in vanity unit, tiled wall areas and extractor.

OUTSIDE

The property is approached via a brickette driveway leading to the front door. There is a gated access to the rear garden.

The rear garden has granite chippings, various established flowers, shrubs and tress, patio area and garden pond. 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 for approximately 8miles. On the outskirts of Dersingham at the roundabout, follow the road into the village. Turn left at the Co-op store onto Mountbatten Road. proceed along Mountbatten Road and take the third left hand turning into Viceroy Close, where the property will be found on the left hand side.

OTHER INFORMATION

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

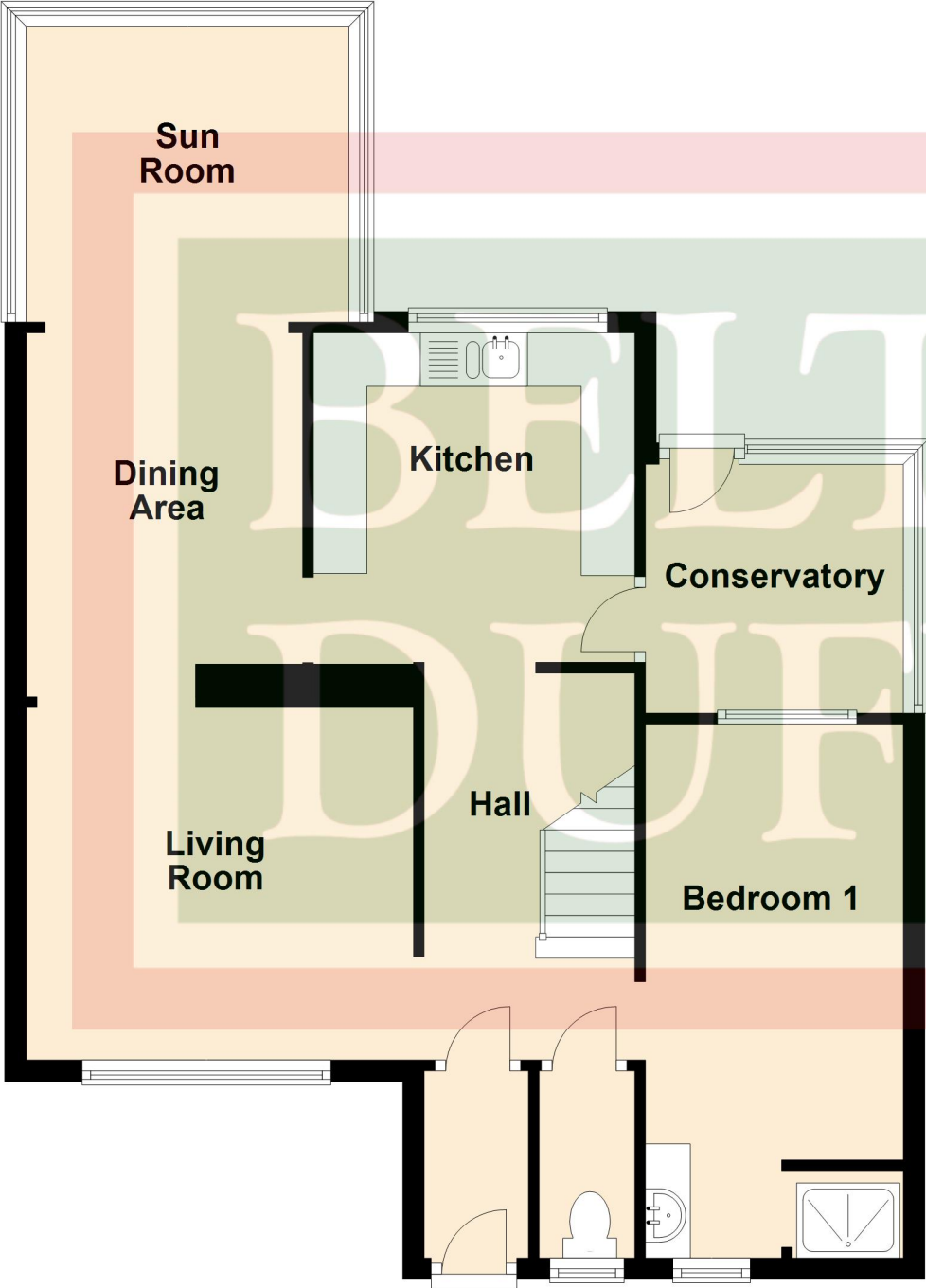
Gas central heating and solar panels.

EPC - D.

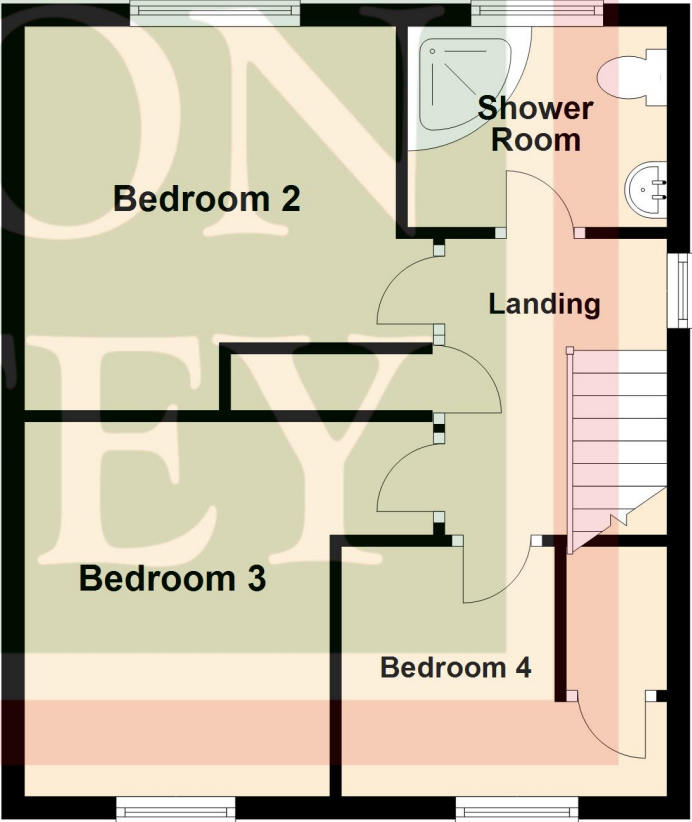
TENURE

This property is for sale Freehold.

Ground Floor



First Floor



VIEWING

Strictly by appointment with the agent.





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