



22 Viceroy Close, Dersingham
£340,000

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.

PORCH

Door to outside, door into entrance hall and wood floor.

ENTRANCE HALL

Stairs to first floor landing, wood flooring, under stairs storage cupboard, smoke alarm and radiator.

SITTING ROOM

3.62m x 3.34m (11' 11" x 10' 11") Engineered oak flooring, radiator, TV point, window to front, opening into dining area.

DINING ROOM

3.40m x 2.58m (11' 2" x 8' 6") Engineered oak flooring, radiator, opening into conservatory.

CONSERVATORY

3.0m x 2.79m (9' 10" x 9' 2") Mahogany effect UPVC double glazing with pitch polycarbonate roof, engineered oak flooring with double doors to rear garden.

KITCHEN

3.02m x 2.77m (9' 11" x 9' 1") Black marble effect worktop to 3 sides with 1.5 bowl composite sink unit with mixer tap, tiled splashback, cream coloured gloss cupboards and drawers under, matching wall cupboards, vinyl tile effect flooring, extractor, space for cooker, integrated washing machine and fridge freezer, TV point, radiator and door into garden room.

GARDEN ROOM

2.40m x 2.24m (7' 10" x 7' 4") Double aspect windows to rear, laminate effect wood flooring, part panelled walls and door leading to rear garden.



CLOAKROOM

Low level WC.

FIRST FLOOR LANDING

Loft access, airing cupboard, and smoke alarm.

OPEN-PLAN BEDROOM 1/WALK-IN SHOWER ROOM

4.87m x 2.40m (16' 0" x 7' 10") Loft access, window to rear and open with

WALK-IN SHOWER ROOM: Tiled shower area with non-slip flooring and electric shower, grab handles and extractor. Vanity unit with black granite effect top and wash hand basin with cupboards under.

BEDROOM 2

3.40m x 3.23m (11' 2" x 10' 7") Radiator.

BEDROOM 3

3.33m x 2.70m (10' 11" x 8' 10") TV point, radiator.

BEDROOM 4

2.87m x 2.21m both max (9' 5" x 7' 3" both max) Cupboard over stair bulkhead, radiator.

SHOWER ROOM

2.36m x 1.77m (7' 9" x 5' 10") Wash hand basin set in a vanity unit with cupboard under, shower cubicle with shower having 2 heads, extractor, tiled floor and part tiled walls.

OUTSIDE

The front garden is brickweaved with established shrubs.

The rear garden is established with various shrubs, patio, pond and 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 8 miles. 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.

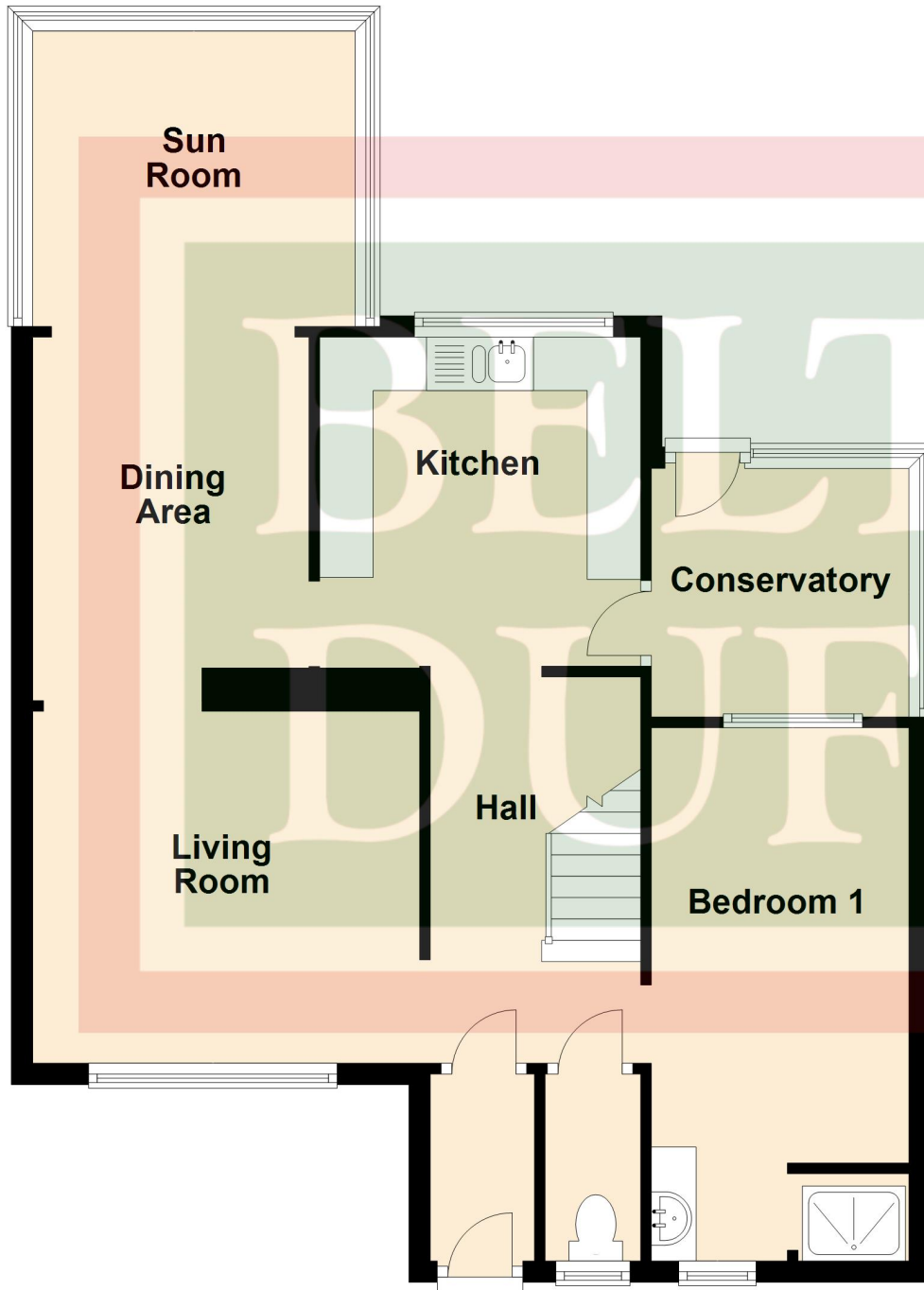
OTHER INFORMATION

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

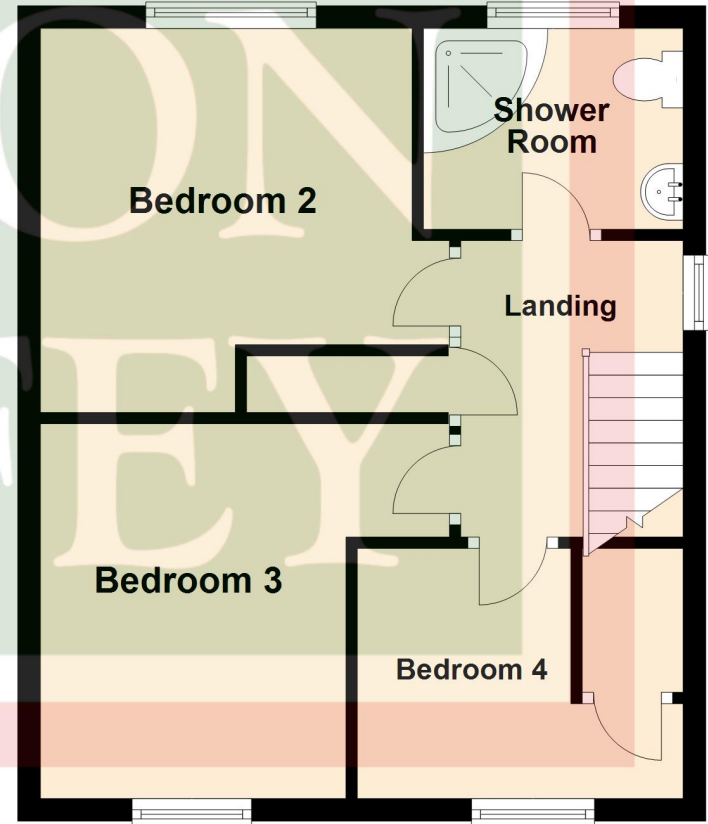
Gas central heating and solar panels.

EPC - D.

Ground Floor



First Floor



TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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