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NEWSON & BUCK

ESTATE AGENTS

33 Wallace Twite Way

Dersingham

King's Lynn

Norfolk

PE31 6XY

£895 pcm

Newson & Buck are delighted to offer this very well presented two bedroom unfurnished mid terraced house, situated in the popular village of Dersingham. Situated close to the Kings Royal Estate of Sandringham and the North Norfolk Coast this property must be viewed. In brief the property comprises of living room, kitchen/diner, open and expansive stairs and landing, bathroom, two bedrooms, one of a double size and the second of a single size, gas central heating and Upvc double glazing. Outside there is a low maintenance front garden and to the rear there is a fully enclosed rear garden with large storage shed. Two parking spaces are found at the front of the property.

- Two Bedrooms
- Terraced House
- Coastal Village Location
- Gas Central Heating & UPVC Double Glazing
- Immaculate Throughout
- EPC RATING - C
- COUNCIL TAX BAND - A
- AVAILABLE MID OCTOBER

Please note, pets are not accepted at this property.



## **Living Room**

Accessed from a Upvc double glazed door to front, Upvc double glazed window to front, Karndean flooring, radiator, inset ceiling lights, stairs to first floor and access to Kitchen/Diner.

## **Kitchen/Diner**

Fitted with a range of wall mounted and base storage cupboards in shaker style, tiled splash backs, stainless steel sink and drainer, stainless steel extractor hood, freestanding electric cooer with induction hob\*, washing machine\*, inset ceiling lights, Karndean flooring, Upvc double glazed window and door to rear garden.

\* Please note, The Landlord will not accept responsibility for the appliances.

## **Stairs & Landing**

Fitted carpet, airing cupboard and access to bathroom and two bedrooms.

## **Bathroom**

A fitted suite comprising of bath with thermostatic mixer shower over, vanity unit housing wash hand basin, low level WC, radiator, Karndean flooring, tiled surrounds and Upvc Double glazed window to rear.

## **Master Bedroom**

Fitted carpet, radiator and Upvc double glazed window to front.

## **Bedroom Two**

Fitted carpet, radiator and Upvc double glazed window to front.

## Outside

To the front of the property is a communal parking area. The property benefits from two allocated parking spaces.

The front garden is mainly laid to lawn with a pathway to the front door.

The rear garden is fully enclosed and is very well presented with a Indian sand stone patio and pathway lined with mature borders lead to the wooden storage shed. There is a gate to the rear of garden which leads to a communal access pathway across the rear of the terrace.





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