



27 Saxon Way, Dersingham
Guide Price £499,950

BELTON DUFFEY



27 SAXON WAY, DERSINGHAM, NORFOLK, PE31 6LY

An extended and refurbished 4 bedroom, 4 bathroom detached residence, situated in a sought after location with large garage, parking and gardens.

DESCRIPTION

An extended and refurbished 4 bedroom, 4 bathroom detached residence, situated in a sought after location with large garage, parking and gardens.

Refurbishment works include: re-wiring, re-plumbing, replacement UPVC double glazed windows and doors, replacement internal woodwork and oak veneered doors, chrome light switches and sockets throughout, smooth ceilings, new fully kitchen with appliances, 2 new ensuite shower rooms, family bathroom, ground floor shower room and newly fitted utility room.

The property benefits from gas central heating with new radiators and pipework. The accommodation briefly comprises: entrance hall with oak and steel staircase to the first floor, large sitting room/dining room, kitchen/breakfast room with granite worktops, 2 ovens, integrated fridge, freezer and dishwasher, room, utility, study and ground floor shower room. On the first floor are 4 bedrooms, 2 having en-suites, and a family bathroom.

Outside, the property has parking, gardens front and rear and a large integral garage with electric roller door.

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 HALL

5.25m x 1.82m (17' 3" x 6' 0") Oak and steel staircase leading to first floor landing, UPVC double glazed door with matching side panel to outside, LED ceiling lights, mains smoke alarm, radiator, double glazed door to driveway, electric trip switches.

SITTING ROOM/DINING ROOM

7.98m x 5.89m (26' 2" x 19' 4") Contemporary style inset coal-effect fire with TV stand over, triple aspect windows, 2 radiators, French doors leading to patio, LED ceiling lights.

KITCHEN/BREAKFAST ROOM

6.71m x 5.0m max (22' 0" x 16' 5" max) L-shaped granite worktop with soft closure cupboards and drawers under, 5 ring gas hob with extractor over, 2 fan assisted ovens with cupboards under and lockers over, matching wall cupboards incorporating glazed display cupboards, integrated fridge and freezer, Island with granite top and i.5 bowl composite sink unit with chrome mixer tap, integrated dishwasher, cupboards under, 2 Velux roof lights, 2 radiators, LED ceiling lights mains heat alarm, bi-fold doors to rear garden.

UTILITY ROOM

2.65m x 1.46m (8' 8" x 4' 9") Granite effect worktop with double cupboard under, stainless steel sink unit with chrome mixer tap, adjoining storage cupboard, extractor, door into integral garage.

GROUND FLOOR SHOWER ROOM

1.89m x 1.40m (6' 2" x 4' 7") Shower cubicle with mains 'Rainfall' shower and shower attachment, low level WC, corner wash hand basin with chrome mixer tap, cupboard under, mains smoke alarm, LED ceiling lights.



INTEGRAL 1.5 SIZE GARAGE

6.24m x 4.24m (20' 6" x 13' 11") Plastered and painted with 4 striplights, loft access, electric roller door, Glowworm Ultracom 24HXi gas central heating boiler.

STUDY

3.33m x 1.86m (10' 11" x 6' 1") Radiator, LED ceiling lights.

FIRST FLOOR LANDING

4.35m x 0.91m (14' 3" x 3' 0") Mains smoke alarm.

MASTER BEDROOM

5.11m max, narrowing to 4.43m x 3.58m (16' 9" max, narrowing to 14' 6" x 11' 9") LED ceiling lights, radiator, TV point.

WALK-IN WARDROBE

1.6m x 2.02m max (5' 3" x 6' 8" max) LED ceiling lights.

EN-SUITE 1

2.00m x 1.39m (6' 7" x 4' 7") Shower cubicle with mains 'Rainfall' shower and shower attachment, low level WC, wash hand basin with chrome mixer tap and soft closure cupboard under, heated electric towel rail.

BEDROOM 2

3.34m x 3.49m (10' 11" x 11' 5") TV point, radiator.

EN-SUITE 2

2.31m x 1.02m (7' 7" x 3' 4") Mains shower with 'Rainfall' shower and shower attachment, wash hand basin with chrome mixer tap and soft closure cupboard under, low level WC, heated chrome towel rail, extractor, LED ceiling lights.

BEDROOM 3

3.55m x 2.76m (11' 8" x 9' 1") Radiator, TV point, LED ceiling lights.

BEDROOM 4

3.32m x 2.40m (10' 11" x 7' 10") 3.32m x 2.40m (10' 11" x 7' 10") Radiator, TV point.

FAMILY BATHROOM

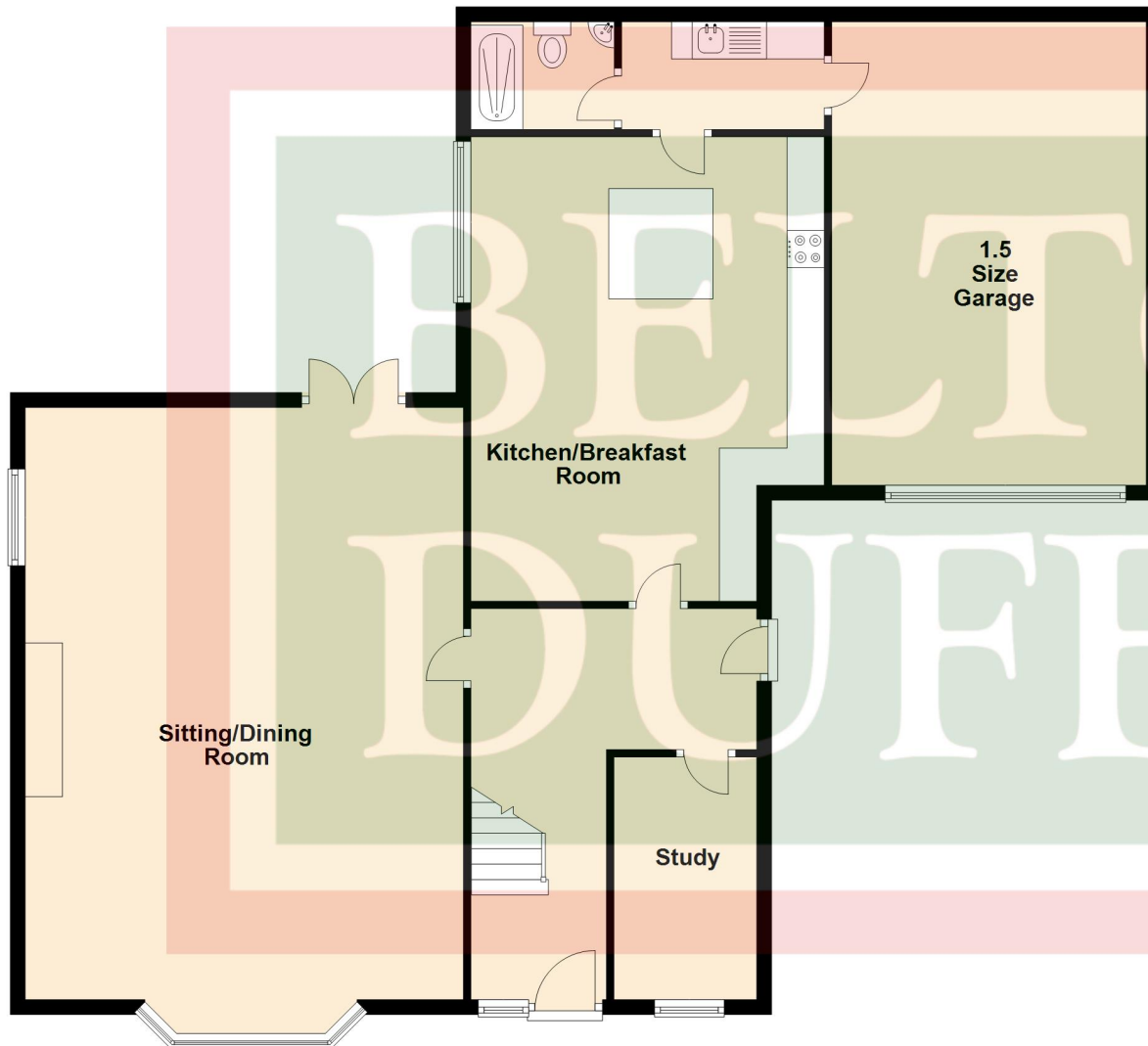
2.23m x 2.58m (7' 4" x 8' 6") Roll-top bath with ball & claw feet, Victorian style mixer tap and shower attachment, shower cubicle with mains 'Rainfall' shower and shower attachment, pedestal wash hand basin with chrome mixer tap and soft closure cupboard under, low level WC, heated chrome towel rail, extractor, LED ceiling lights.

OUTSIDE

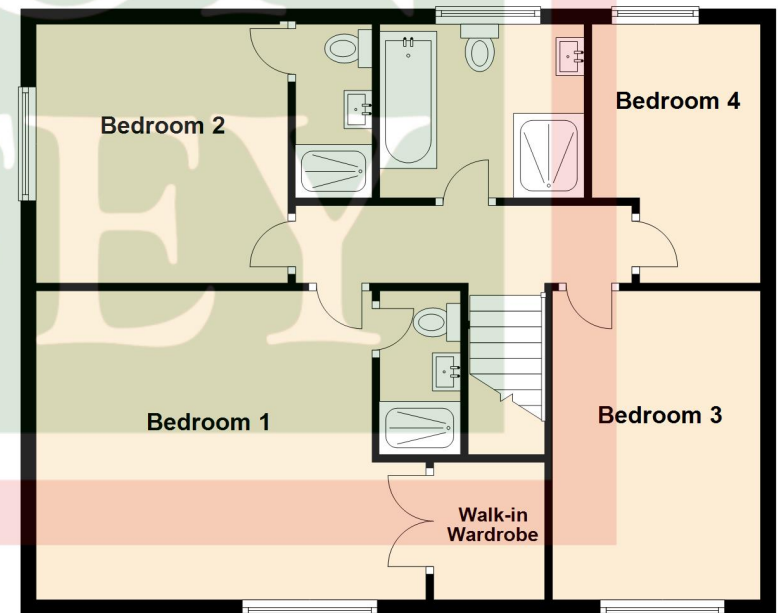
The property is accessed via an extensively shingled L-shaped driveway leading to the 1.5 size garage, paved pathway leading to a side entrance, covered porch with downlighters leading to the entrance hall. The front garden is laid to lawn with a pathway leading round to a side garden. The side garden is also laid to lawn with shrubs and is enclosed by a low brick wall boundary.

From the side garden there is a gated access leading to the rear garden which is laid to lawn with paved patio and outside lighting.

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, continue through Lynn Road to the traffic lights. Turn right into Chapel Road, proceed along here taking the first left hand turning into Saxon Way, continue along and the property will be seen 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 D.

Gas central heating.

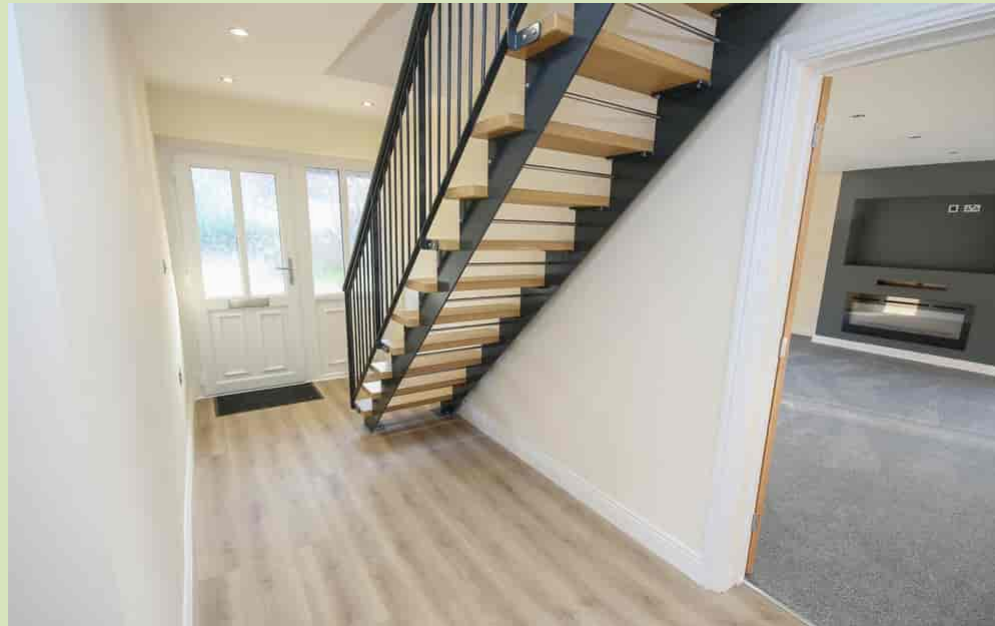
EPC - C.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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