



3 Prince Andrew Drive, Dersingham
Guide Price £265,000

BELTON DUFFEY



3 PRINCE ANDREW DRIVE, DERSINGHAM, KING'S LYNN, NORFOLK, PE31 6JW

A deceptively spacious and extended 3 bedroom semi-detached bungalow with gardens and parking, in a popular coastal village location.

DESCRIPTION

A deceptively spacious and extended 3 bedroom semi-detached bungalow with gardens and parking, in a popular coastal village location.

The property is installed with gas central heating and UPVC double glazing. The accommodation briefly comprises: entrance hall, shower room, kitchen/breakfast room, sitting/dining room, 3 double bedrooms and an en-suite bathroom.

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

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

5.78m x 1.91m max (19' 0" x 6' 3" max) UPVC double glazed door to front, radiator, door into shower room, archway into an inner hall, storage cupboard and quarry tiled floor.

SHOWER ROOM

2.86m x 0.87m (9' 5" x 2' 10") Glazed shower cubicle with Triton T80 electric shower, low level WC, pedestal wash hand basin, frosted window to side, extractor, ceiling spotlights, radiator and tiled floor.

INNER HALL

Radiator and good size coat cupboard with light and quarry tiled floor.

SITTING ROOM/DINING ROOM

5.63m into window recess x 3.34m (18' 6" into window recess x 10' 11") Window to front, radiator and loft access.

KITCHEN/BREAKFAST ROOM

3.02m x 4.55m (9' 11" x 14' 11") Fitted worktops with 1.5 bowl ceramic sink unit and mixer tap, white coloured Shaker style cupboards and drawers under, 4 ring ceramic hob with stainless steel extractor over, tiled wall areas, window to front, matching glazed wall units, built-in eye-level double oven with cupboard above, space for upright fridge freezer, integrated washing machine, space for table and chairs and quarry tiled floor.

BEDROOM 1

4.93m x 3.07m (16' 2" x 10' 1") Window to rear , radiator, door into en-suite bathroom and wood effect laminate floor.



EN-SUITE BATHROOM

3.11m x 1.59m (10' 2" x 5' 3") Panelled bath with mixer tap and shower attachment, part tiled walls, low level WC, pedestal wash hand basin, extractor, frosted window to rear, radiator, ceiling spotlights and tiled floor.

BEDROOM 2

4.15m into door recess x 3.30m (13' 7" into door recess x 10' 10") Radiator, UPVC double doors to rear garden and wood effect laminate flooring.

BEDROOM 3

3.05m into window recess x 2.91m (10' 0" into window recess x 9' 7") Window to rear, radiator and wood effect laminate flooring.

OUTSIDE

The front of the property is shingled for easy maintenance with parking for at least 2 cars with a low brick wall boundary to the front and an outside tap. There is a gated access leading down the side of the property to shingled area, currently used for storage.

The rear garden is is mainly paved and ideal for sitting/dining out with shingled areas and a garden shed. The rear of the property 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 take the second exit into the village and proceed into the village passing Budgens Supermarket on the left hand side. Take the next right hand turning into Post Office Road turning right into Centre Vale Road, continue along taking the second right into West Hall Road. Proceed along, taking the next left hand turning into Prince Andrew Drive. The property will be seen a short way down on the left hand side, designated by our 'For Sale' sign.

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

Council Tax Band B.

Gas central heating.

EPC - C.

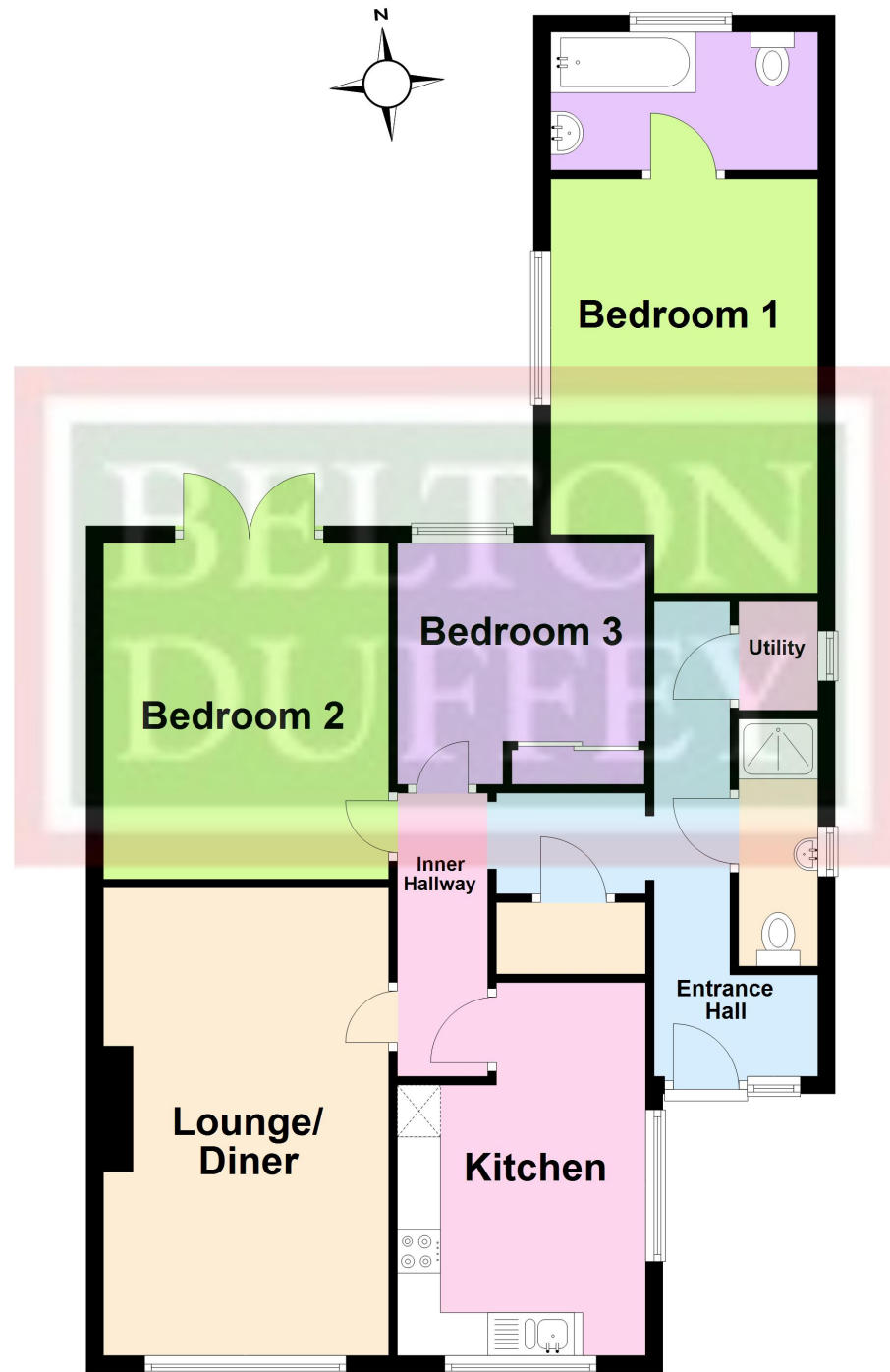
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.

Prince Andrew Drive







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