



**19 Stanton Road, Dersingham**  
**Guide Price £269,950**

**BELTON DUFFEY**



# 19 STANTON ROAD, DERSINGHAM, NORFOLK, PE31 6UT

A 2 bedroom semi-detached bungalow situated in a sought after location, occupying a corner plot with garage and parking.  
NO ONWARD CHAIN.

## DESCRIPTION

19 Stanton Road comprises a 2 bedroom semi-detached bungalow situated in a sought after location, occupying a corner plot with garage and parking.

The property was built circa 1997 and is installed with gas central heating (boiler installed in 2021) and UPVC double glazed windows and doors

The accommodation briefly comprises: entrance hall, sitting/dining room with French doors to rear garden, kitchen, 2 bedrooms and a shower room.

Outside, the property has corner gardens with a part walled rear garden, parking and a garage.

## 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

2.88m x 1.1m (9' 5" x 3' 7") UPVC double glazed door to outside, radiator, loft access.

## INNER HALL

2.16m x 1.22m max (7' 1" x 4' 0" max) Built-in storage cupboard with shelf, airing cupboard with insulated cylinder, immersion, slatted shelving and Worcester Greenstar Ri gas central heating boiler (Installed in September 2021).

## SITTING ROOM/DINING ROOM

5.44m x 3.52m max, narrowing to 2.69m (17' 10" x 11' 7" max, narrowing to 8' 10") Feature fireplace with beech effect surround, electric coal effect fire and marble hearth, radiator, French doors to rear garden.



**BEDROOM 1**

3.20m x 3.35m (10' 6" x 11' 0") Radiator.

**BEDROOM 2**

3.05m x 2.36m (10' 0" x 7' 9") Radiator.

**SHOWER ROOM**

2.11m x 1.71m (6' 11" x 5' 7") Shower cubicle with mains shower, low level WC, wash hand basin in vanity unit, extractor, electric wall light, radiator.

**KITCHEN**

3.01m x 2.73m (9' 11" x 8' 11") Worktops to 3 sides with 1.5 bowl stainless steel sink unit with chrome mixer tap, oak fronted cupboards and drawers under, space for cooker with extractor over, space and plumbing for automatic washing machine, matching wall cupboards, twin aspect windows, electric trip switches, UPVC double glazed door to rear garden.

**OUTSIDE**

The property occupies a corner plot with a front and side garden which is laid to lawn with various shrubs and is enclosed by hedged boundaries, pathway leading to the entrance door and a gated access leading to the rear part walled garden. Paved pathway leading to the kitchen and a paved patio giving access to the sitting/dining room. Further pathway leading to the brick and tiled garage, lawned areas with various shrubs and being enclosed by walled and fenced boundaries.

**BRICK & TILED GARAGE**

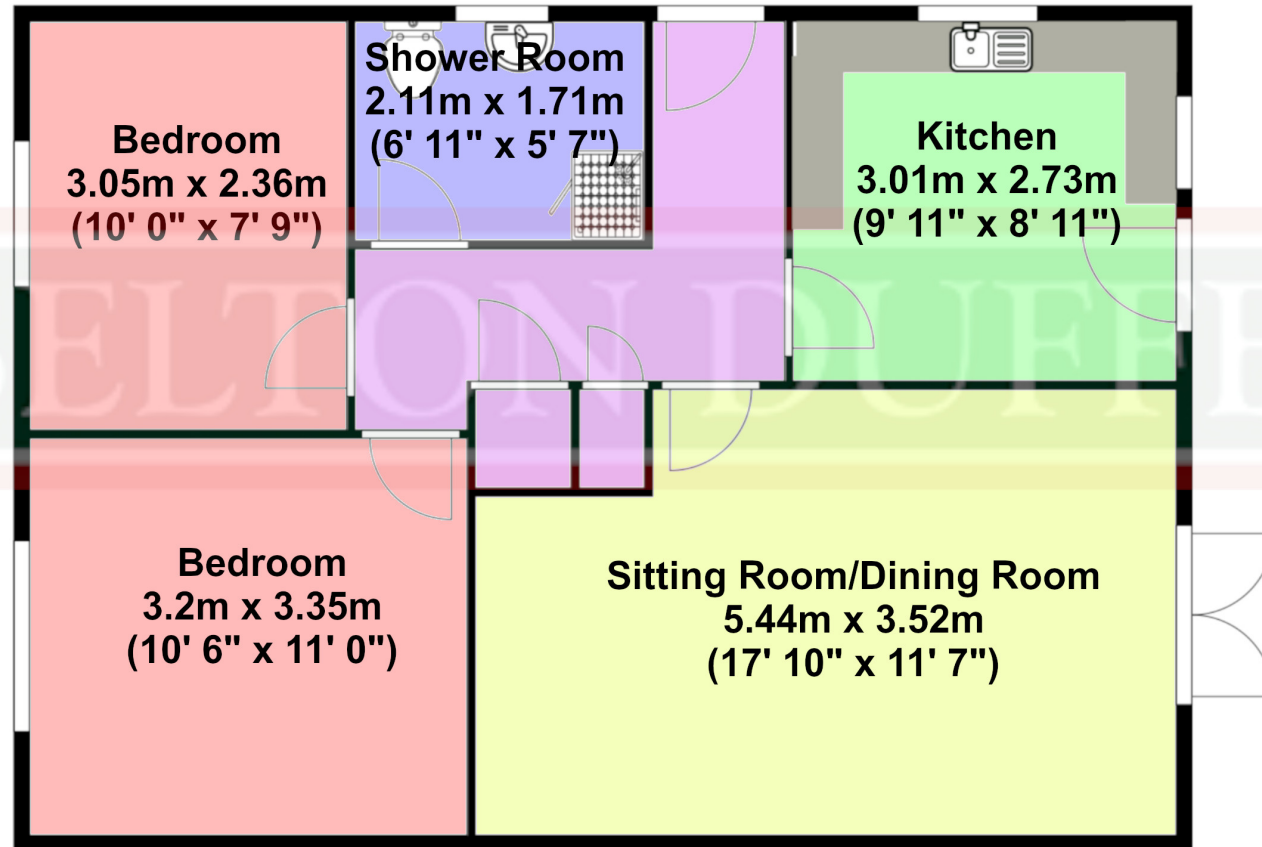
5.27m x 2.74m (17' 3" x 9' 0") UPVC double glazed door, UPVC double glazed window, up and over door.

**DIRECTIONS**

From King's Lynn, head north on the A149 towards Hunstanton for approximately 7 miles and take the second exit at the roundabout signposted Dersingham. Continue into the village of Dersingham, and turn left just before the Co-op supermarket into Mountbatten Road. Take the first left hand turning into Hipkin Road, first right into Robert Balding Road then first left in Reynolds Way. Continue along, taking the next left hand turning into Stanton Road and the property will be seen on the left hand side.

# Ground Floor

Approx 57 sqm  
(613 sqft)



## **OTHER INFORMATION**

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Tel 01553 616200.  
Council Tax Band B.

Gas central heating.

EPC - C.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.





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