



14 Mountbatten Road, Dersingham
£260,000

BELTON DUFFEY



14 MOUNTBATTEN ROAD, DERSINGHAM, NORFOLK, PE31 6YE

A 3 bedroom detached bungalow, situated in a sought after location with garage, parking and gardens.

DESCRIPTION

A 3 bedroom detached bungalow, situated in a sought after location with garage, parking and gardens.

The property is installed with gas central heating (not tested), UPVC double glazing and briefly comprises entrance hall, sitting/dining room with patio doors to rear garden, kitchen, conservatory, 3 bedrooms and a bathroom.

Outside, the property has gardens front and rear, 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

3.99m x 5.11m (13' 1" x 16' 9") (L-Shaped) Loft access, radiator, UPVC double glazed door to front garden. Airing cupboard with Glow-Worm Flexicom 30cx gas central heating boiler.

SITTING/DINING ROOM

6.86m x 3.51m (22' 6" x 11' 6") Baxi Bermuda LFE3 super gas coal effect fire, 2 radiators, patio door leading to rear garden.

KITCHEN

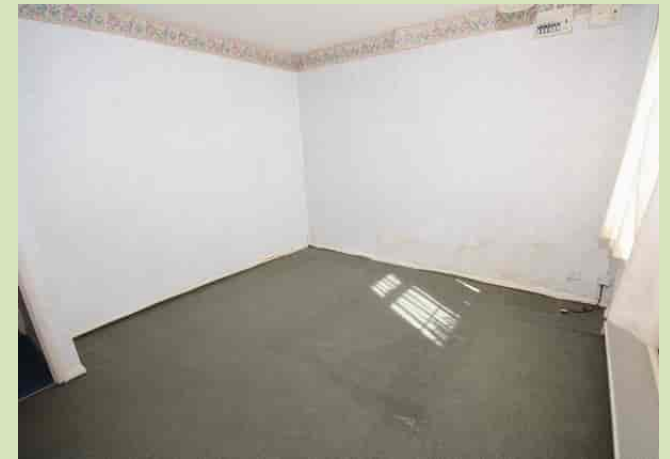
2.93m x 2.64m (9' 7" x 8' 8") Worktops with white coloured cupboards and drawers under, stainless steel sink unit, cooker point, UPVC double glazed door into conservatory.

CONSERVATORY

2.25m x 2.20m (7' 5" x 7' 3") UPVC construction with double glazed windows and pitched polycarbonate roof, worktop with space and plumbing for automatic washing machine under, double glazed door to rear garden,

BEDROOM 1

3.60m x 3.37m max (11' 10" x 11' 1") Radiator.



BEDROOM 2

3.62m x 2.97m extending to 3.39m into wardrobe recess (11' 11" x 9' 9") Radiator, two double wardrobes with hanging rail, shelves and lockers over.

BEDROOM 3

2.84m x 2.92m (9' 4" x 9' 7") Radiator.

BATHROOM

2.83m x 1.47m max (9' 3" x 4' 10") Panelled bath, low level WC, pedestal wash hand basin, radiator.

OUTSIDE

The property has gardens to the front and rear with parking to the front and shingled areas and various shrubs. Detached brick and tiled garage. There is a paved pathway which leads to the rear garden, which has paving, lawned areas, shrubs and is enclosed by part fenced boundaries, outside tap.

GARAGE

5.54m x 2.86m (18' 2" x 9' 5") With up and over door, personnel door, high level window to side, power and light (not tested).

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 and the property will be found on the left hand side towards the end.

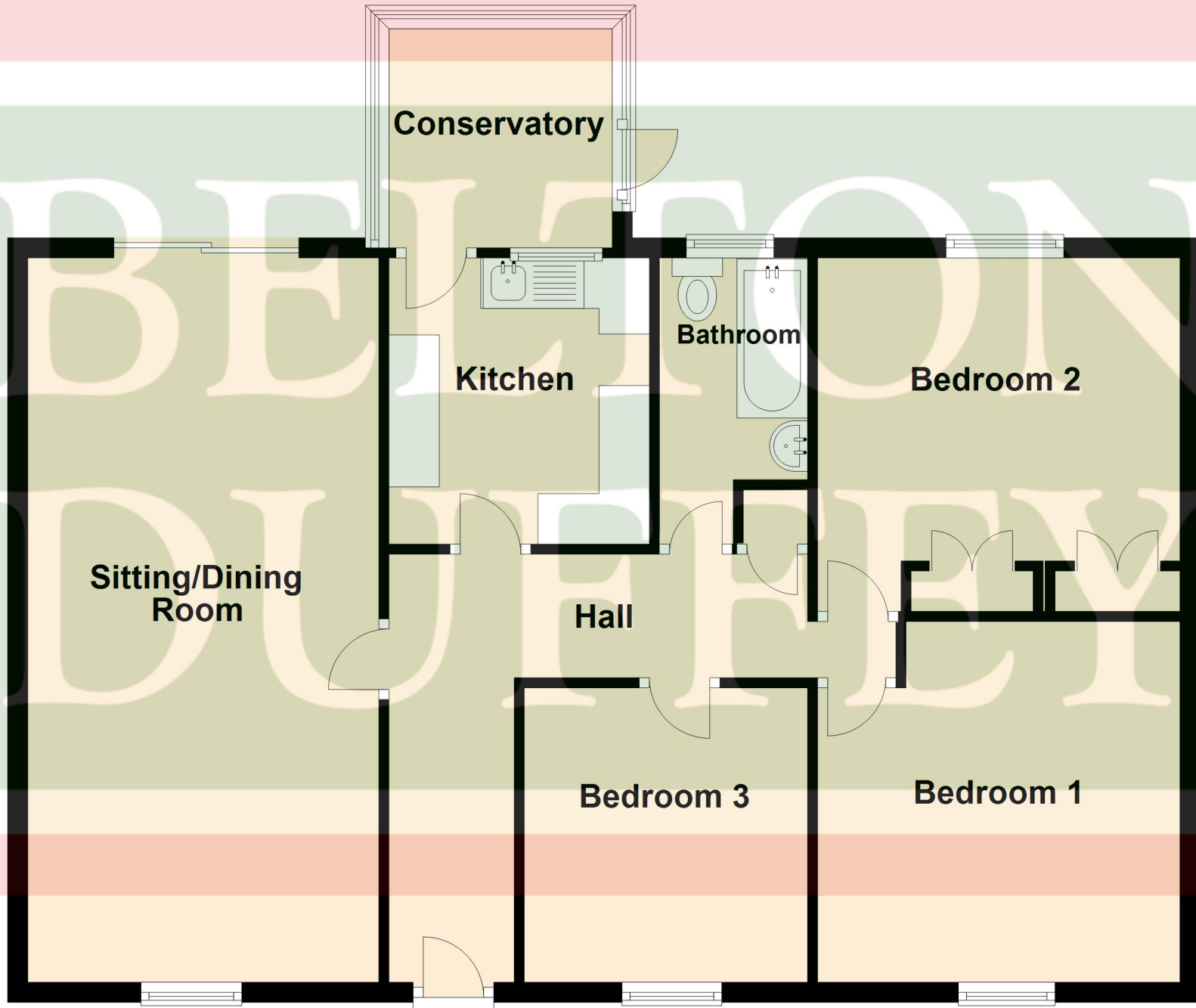
OTHER INFORMATION

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

Gas central heating.

EPC - D.

Ground Floor



TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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