



12 Pansey Drive, Dersingham
Guide Price £279,950

BELTON DUFFEY



12 PANSEY DRIVE, DERSINGHAM, NORFOLK, PE31 6PU

NO ONWARD CHAIN - A 2 double bedroom period semi-detached cottage, situated in a popular location with a good size rear garden, studio, workshop and parking.

DESCRIPTION

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The accommodation briefly comprises entrance porch, sitting/dining room, kitchen/dining room, lobby/boot room and bathroom to the ground floor. On the first floor there are two double bedrooms.

The property was built circa 1910 and is installed with gas central heating, UPVC double glazing and has been refurbished by the current vendors.

Outside there is a good size garden to the rear with a studio having 2 rooms and power and light, patio areas and a large workshop.

SITUATION

Dersingham is situated approximately midway between King's Lynn and Hunstanton and is in close proximity to The Wash and the West Norfolk coast. The village borders Sandringham Estate and is within easy reach of the picturesque North Norfolk coast. It has all the usual amenities, including two supermarkets, Post Office, newsagent, shoe shop, chemist, opticians, dentists, garden centre, coffee shop and two public houses. Other facilities nearby include a play group, infant and nursery school, junior school, doctors, library, Church of England, Methodist and Catholic Churches. There is a regular bus service to both King's Lynn and Hunstanton. 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 PORCH

1.81m x 0.91m (5' 11" x 3' 0") Tiled floor, door to sitting/dining room.

SITTING/DINING ROOM

6.88m x 4.19m (22' 7" x 13' 9") Exposed timber floor, 2 radiators, fireplace with wood burner set on a slate style hearth and oak mantel, adjoining side display wing with pine top, stairs to first floor landing.

KITCHEN/DINING ROOM

6.51m x 3.36m (21' 4" x 11' 0") Walnut Block effect worktops with white coloured cupboards and drawers under, matching wall units, ceramic sink unit with chrome mixer tap, built-in gas hob, built-in eye level electric double oven, space and plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, double cupboard, gas fired combi central heating boiler, door to outside.

LOBBY/BOOT ROOM

1.54m x 1.28m (5' 1" x 4' 2")

BATHROOM

2.58m x 1.52m (8' 6" x 5' 0") 3 piece suite comprising panelled bath with glass screen and mains rainfall shower over, wash hand basin set on a slate style top, slate style floor, heated towel rail, low level WC, part wall tiling, radiator.



FIRST FLOOR LANDING

1.81m x 1.03m (5' 11" x 3' 5") Loft access, radiator.

BEDROOM 1

4.17m x 3.08m (13' 8" x 10' 1") Radiator, exposed timber floor.

BEDROOM 2

3.52m x 4.15m max narrowing to 2.30 (11' 7" x 13' 7") Radiator, exposed timber floor, views over the rear garden.

OUTSIDE

The rear garden is a fine feature of the property being laid to lawn with patio areas and studio. To the rear of the studio is further lawns and patio. There is a further garden area suitable for a vegetable plot which leads to the workshop.

STUDIO

ROOM 1 - 2.67m x 2.27m (8' 9" x 7' 5") Entrance door, power and lighting, windows.

ROOM 2 - 3.94m x 2.15m (12' 11" x 7' 1") Power and lighting, window.

WORKSHOP

5.21m x 2.55m (17' 1" x 8' 4") With power and light.

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. At the traffic lights turn left into Station Road. Continue along and take the first turning right into Pansey Drive, the property will be found on the right hand side.

OTHER INFORMATION

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

Gas central heating.

EPC - TBC.

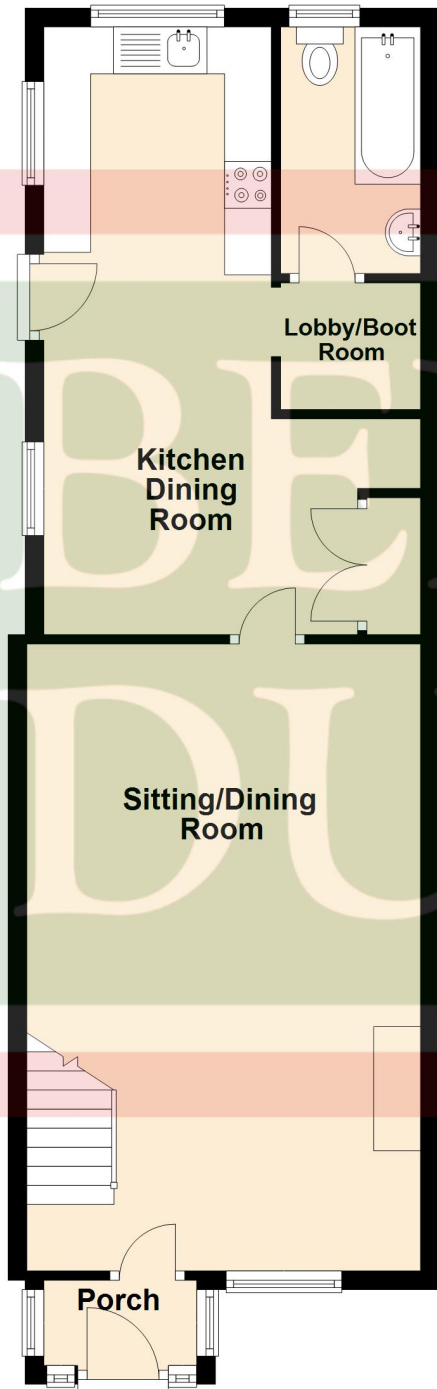
TENURE

This property is for sale Freehold.

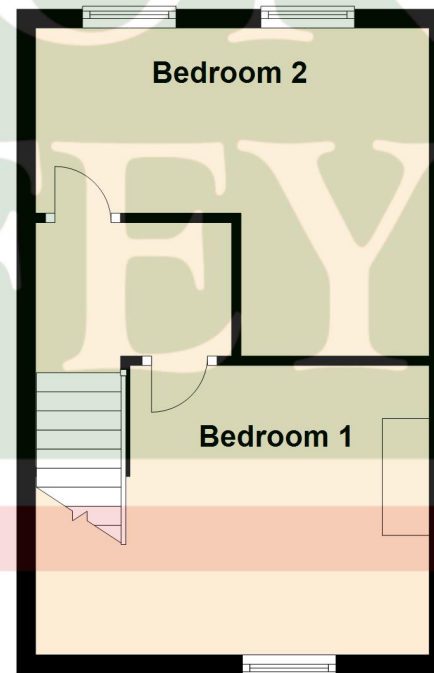
VIEWING

Strictly by appointment with the agent.

Ground Floor



First Floor







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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