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## DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 1st exit signposted Hunstanton onto the A149. Continue along this road and at the roundabout take the 2nd exit signposted Dersingham, turn left onto Hunstanton Road/Lynn Road, B1440. At the traffic lights, turn left into Station Road. Take the first turning on the right into Pansey Drive, and the property can be found almost immediately on the left easily identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	77
England & Wales	EU Directive 2002/91/EC	

## NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



4 Pansey Drive Dersingham King's Lynn Norfolk PE31 6PU

**THREE BEDROOM SEMI DETACHED HOUSE WITH PARKING AND NO UPWARD CHAIN**

**Dersingham**

**£230,000 Freehold**

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<b>HALLWAY</b> Vinyl flooring. Storage heater. Window to side. Door to front.	11'0 x 3'7 (3.35m x 1.09m)
<b>LOUNGE</b> Fitted carpet. Storage heater. Feature fireplace. Window to front aspect.	11'5 max x 11'0 (3.48m max x 3.35m)
<b>SITTING/DINING ROOM</b> Fitted carpet. Feature fireplace. Window to rear aspect.	15'6 max x 11'0 max (4.72m max x 3.35m max)
<b>KITCHEN</b> Range of wall, base and drawer units with worktops over. Space for fridge/freezer. Vinyl flooring. Window to side aspect. Door to side.	8'3 x 7'5 (2.51m x 2.26m)
<b>DOWNSTAIRS SHOWER ROOM</b> Shower cubicle, wash hand basin and w.c. Vinyl flooring. Window to rear aspect.	
<b>LEAN-TO PORCH</b> Timber construction. Concrete floor. Window to rear aspect. Door to rear.	6'11 x 3'8 (2.11m x 1.12m)
<b>LANDING</b> Fitted carpet.	
<b>BEDROOM 1</b> Fitted carpet. Built-in cupboard. Window to rear aspect.	12'9 max x 9'11 max (3.89m max x 3.02m max)
<b>BEDROOM 2</b> Fitted carpet. Window to front aspect.	12'1 max x 9'0 max (3.68m max x 2.74m max)
<b>BEDROOM 3</b> Fitted carpet. Window to front aspect.	8'10 x 6'1 (2.69m x 1.85m)
<b>FRONT GARDEN</b> Parking with tree and border.	
<b>REAR GARDEN</b> Mainly laid to lawn with trees and shrubs. Paved patio area. Greenhouse. Two timber sheds.	

We are delighted to offer this three bedroom semi detached house in popular Dersingham. The accommodation is arranged over two floors comprising, lounge, sitting room, kitchen and shower room on the ground floor with three bedrooms on the first floor. The front garden is laid to shingle with parking and side access to the garden. The rear garden is mainly laid to lawn with mature shrub borders. No Upward Chain.





