

DIRECTIONS

SAT NAV: PE31 6JT

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		
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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



brittons
estate agents

www.brittons.net



9 Old Hall Drive Dersingham, King's Lynn PE31 6JT

FIVE BEDROOM DETACHED HOUSE WITH DRIVEWAY VERY WELL
PRESENTED THROUGHOUT

Dersingham, King's Lynn

£375,000 Freehold

01553 692828
sales@brittons.net





DERSINGHAM
Dersingham is a welcoming village in West Norfolk that offers a convenient blend of everyday amenities and access to beautiful natural surroundings. Residents benefit from a range of local facilities, including a supermarket, independent shops, cafés, a pharmacy, medical services, and a primary school, making it well suited to families, retirees, and professionals alike. The village enjoys excellent transport links to King's Lynn and the North Norfolk coast, while nearby attractions such as Sandringham Estate, Dersingham Bog National Nature Reserve, and Roydon Common provide outstanding opportunities for walking, cycling, and wildlife watching. With its strong sense of community, regular local events, and proximity to both countryside and coastline, Dersingham offers an attractive lifestyle that combines rural charm with everyday convenience.

ENTRANCE HALL
Decorative tiled flooring, doors to all rooms and ground floor bedroom, stairs to first floor, double radiator.

KITCHEN
Range of wooden wall-mounted, base and drawer units, integrated electric oven and hob, space and plumbing for dishwasher and washing machine. Tiled flooring, window to rear aspect and door to side.

LOUNGE
Fitted carpet, window to front aspect, double panel radiator and vertical panel radiator, electric fireplace, French doors to conservatory.

CONSERVATORY
Laminate flooring, triple aspect windows to rear garden, French doors to rear garden, electric sockets.

BEDROOM FIVE
Currently utilized as a dining room. Fitted carpet, window to front aspect, double radiator, en-suite.

ENSUITE
Tiled flooring with underfloor heating, hand wash basin, walk-in shower enclosure, accessible toilet, heated towel rail, decorative wall tiling.

LANDING
Fitted carpet, doors to all upstairs bedrooms and bathroom, airing cupboard, loft access.

BEDROOM ONE
Fitted carpet, window to front aspect, double radiator, built-in wardrobes and units.

BEDROOM TWO
Fitted carpet, window to front aspect, double radiator, built-in wardrobe.

BEDROOM THREE
Fitted carpet, window to rear aspect, double radiator.

BEDROOM FOUR
Fitted carpet, window to rear aspect, double radiator.

BATHROOM
Tiled flooring, surround wall tiling, W.C, hand wash basin, fitted bath with electric shower, heated towel rail, extractor fan, obscured window to rear aspect.

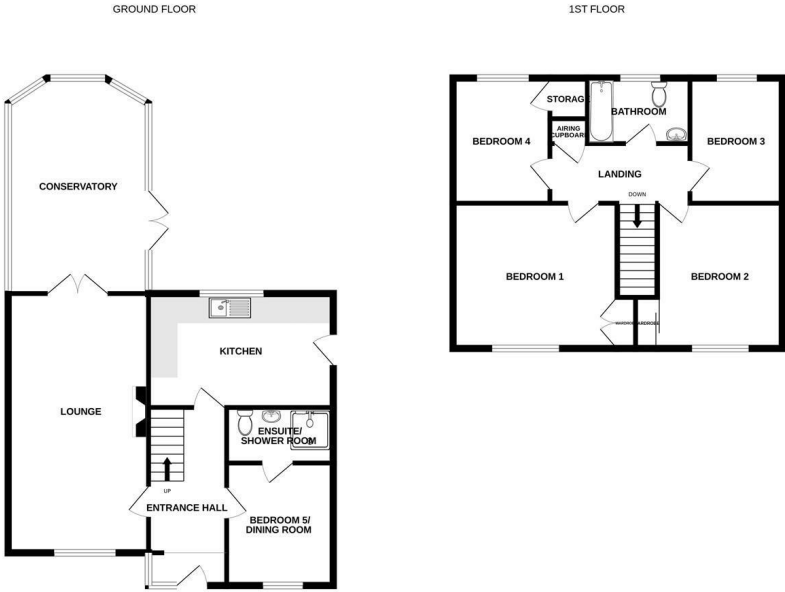
REAR GARDEN
Predominantly laid to lawn, featuring a large timber shed for storage, a block weave area perfect for outdoor entertaining, and a raised patio surrounded by railway sleepers.

IMPORTANT INFORMATION
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.

NO ONWARD CHAIN
Nestled in the charming village of Dersingham, this impressive detached house on Old Hall Drive offers a perfect blend of comfort and modern living. With five spacious bedrooms, including a versatile ground floor bedroom with an ensuite that is currently utilised as a dining room, this property is ideal for families or those seeking extra space. The heart of the home is a generous reception room that flows seamlessly into a large conservatory, providing a bright and airy space to relax while overlooking the beautifully maintained rear garden. The garden is predominantly laid to lawn, featuring a large timber shed for storage, a block weave area perfect for outdoor entertaining, and a raised patio surrounded by attractive railway sleepers, creating an inviting atmosphere for gatherings. The property boasts two well-appointed bathrooms, both equipped with underfloor heating, ensuring warmth and comfort throughout. Additionally, three of the four bedrooms on the first floor come with built-in wardrobes, offering ample storage space. For those with electric vehicles, the property is equipped with an EV charger, adding to its modern conveniences. This home is not just a place to live; it is a sanctuary that combines practicality with style, making it a must-see for anyone looking to settle in this delightful area. With its excellent amenities and proximity to local attractions, this property is sure to appeal to a wide range of buyers.



Whilst every attempt has been made to ensure the accuracy of the Brochure (including floor measurements of doors, windows, rooms and any other items) are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



