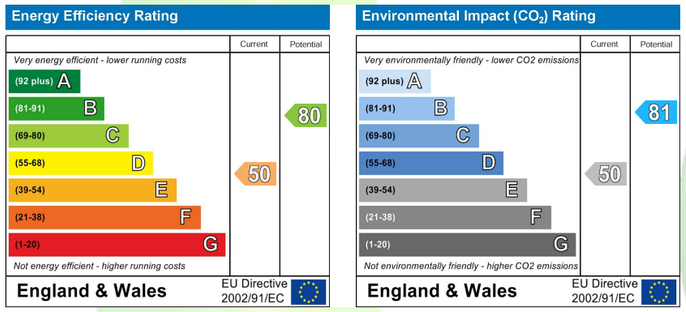
DIRECTIONS

From the Brittons office in Jubilee Court, Dersingham, turn right onto Hunstanton Road/Lynn Road, B1440. Continue along Lynn Road, heading towards the roundabout. The property will be found on the right, before you leave the village.



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.

68 Lynn Road Dersingham King's Lynn Norfolk PE31 6LA

FOUR BEDROOM DETACHED BUNGALOW WITH THREE PARKING SPACES

Dersingham **£200,000 Freehold**

SIDE ENTRANCE PORCH	9'10" x 4'10" (3.00m x 1.47m)
INNER HALL	5'11" x 4'10" (1.80m x 1.47m)
LOUNGE Large bay window to front, multi fuel burner.	17'7" x 13'10" (5.36m x 4.22m)
DINING ROOM	10'4" x 13'2" (3.15m x 4.01m)
KITCHEN	9'11" x 8'11" (3.02m x 2.72m)
UTILITY ROOM Wall mounted BAXI gas fired central heating boiler.	5'11" x 5'1" (1.80m x 1.55m)
SEPARATE WC	4'3" x 3'3" (1.30m x 0.99m)
REAR HALL	16'10" x 2'11" (5.13m x 0.89m)
BEDROOM ONE	13'10" x 11'3" (4.22m x 3.43m)
BEDROOM TWO/FAMILY ROOM	15'10" x 9'4" (4.83m x 2.84m)
BEDROOM THREE	10'4" x 10'3" (3.15m x 3.12m)
BEDROOM FOUR/STUDY	10'8" x 5'6" (3.25m x 1.68m)
BATHROOM Shower over panel bath and pedestal wash hand basin.	5'10" x 5'8" (1.78m x 1.73m)
FRONT PARKING AREA	
REAR GARDEN Lovely open aspect to rear.	

A spacious detached bungalow of brick and carrstone and part timber clad construction in this popular village, convenient for both King's Lynn and the coast. The property offers a quirky home and may appeal to either first time buyers or those seeking a holiday cottage. The accommodation features a large sitting room with bay window, multi fuel burner and vaulted ceiling, separate dining room and two to four bedrooms, depending upon how you would wish to utilise the rooms. There is gas fired radiator central heating, UPVC double glazed windows and three car parking spaces to the front.

Ground Floor

FOR THE STORM
to pass
Dance
in the rain

SAMSUNG