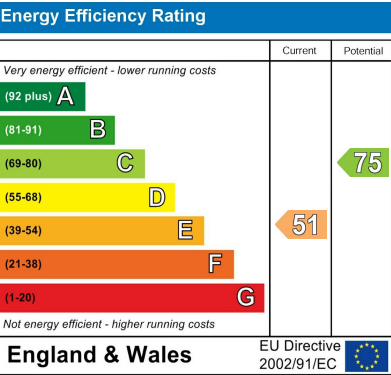


DIRECTIONS

Sat Nav: PE31 6YJ



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

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"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.

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"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.

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DETACHED THREE BEDROOM BUNAGLOW WITH WRAP AROUND
GARDEN IN DESIRABLE LOCATION

Dersingham

£265,000 Freehold

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HALLWAY L shaped hallway, with fitted carpet. Storage heater, airing cupboard and access to the loft .	13'10 max x 12'9 max (4.22m max x 3.89m max)
LOUNGE DINER L-shaped room with fitted carpet, two windows to the front aspect one window to the side aspect, two storage heaters and a fireplace.	23'4 max x 16'2 max (7.11m max x 4.93m max)
KITCHEN Range of wall, base and drawer units with worktop over. Space for the washing machine. Vinyl flooring. Window to the side aspect and a door to the side driveway.	12'0 x 12'0 (3.66m x 3.66m)
BEDROOM ONE Fitted carpet, storage heater, window to the rear aspect with secondary glazing.	11'11 x 10'9 (3.63m x 3.28m)
BEDROOM TWO Fitted carpet, electric heater, window to the rear aspect with secondary double glazing.	11'0 x 10'9 (3.35m x 3.28m)
BEDROOM THREE Fitted carpet, electric storage heater and a window to the side aspect with secondary double glazing.	8'9 x 8'6 (2.67m x 2.59m)

FRONT OF PROPERTY
Wrap around garden to the front, rear and side of the property with lawn and shrub. Long gravel driveway leaving leading to a detached single garage.

REAR GARDEN
Rear garden is enclosed by a brick wall and a metal gate. Mainly laid to lawn with some shrubs. Greenhouse and small patio area ideal for entertaining.

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

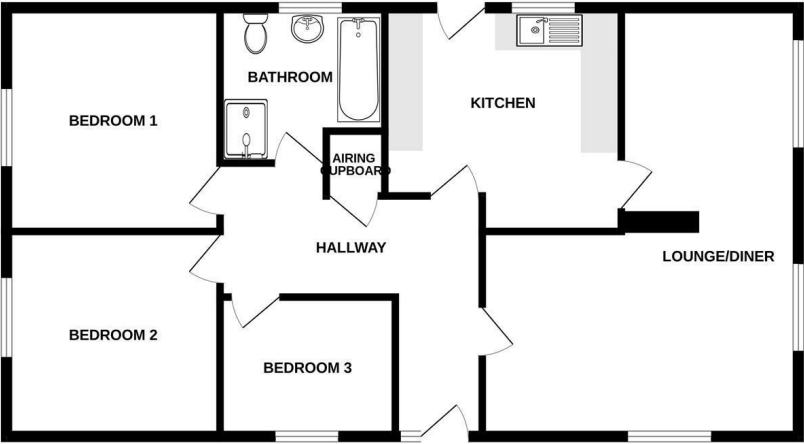
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NO UPWARD CHAIN Located in the highly desirable village of Dersingham, Norfolk, this charming detached bungalow is a superb opportunity for buyers seeking a property they can truly make their own. Set in a desirable coastal location, this bungalow offers excellent potential for refurbishment and modernisation, allowing the next owner to create a home tailored to their taste and lifestyle. With three well-proportioned bedrooms, this property is perfect for families or those looking to downsize without compromising on space. As you enter, you are greeted by a generous L-shaped lounge diner, which is bathed in natural light, creating a warm and inviting atmosphere. This versatile living area is ideal for both relaxation and entertaining, providing ample room for family gatherings or quiet evenings in. The good-sized kitchen, while functional, presents an exciting opportunity for modernisation, allowing you to tailor the space to your personal taste and lifestyle. Set on a corner plot, the bungalow boasts a wrap-around garden, offering a delightful outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The garden provides a perfect setting for summer barbecues or peaceful afternoons spent soaking up the sun. This property is not only a blank canvas for your creative vision but also benefits from its prime location, making it a sought-after choice for potential buyers. With its spacious layout and potential for enhancement, this bungalow is a rare find in the market. Do not miss the chance to make this lovely home your own.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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