



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		84
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Disclaimer:

Rounce and Evans have not tested any of the services, equipment or electrical appliances at this property and we would advise purchasers to make their own enquiries from a qualified contractor.



ROUNCE & EVANS

ESTATE AGENTS

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TEL: 01485 541843

**31 MANOR ROAD,
DERSINGHAM, PE31 6LH
PRICE: £655,000 FREEHOLD**



**Stunning Three Bedroom Ironstone Cottage
with Large Two Bedroom Ironstone Annexe.
Gas fired Central Heating and Upvc Double Glazing.
Ideal property for Holiday Let or Rental Opportunity.**

www.rounceandevans.co.uk



31 Manor Road is a stunning traditionally constructed 3 bedroom cottage of ironstone under a pan tiled roof, which was originally built in the mid 18th Century, with an amazing, attached large 2 bedroom annexe which was constructed in the early 19th Century. The annexe has been built within the walls of the original cottage which has been drylined to provide excellent insulation. The cottage has been sympathetically updated throughout whilst still retaining traditional features such as latch and brace doors throughout the cottage and annexe, and beamed ceilings, exposed brick walls throughout the cottage. Both parts have been kept to a very high standard. The property benefits from gas fired central heating and Upvc 'A' rated double glazing throughout. This would be ideal opportunity for anyone looking for a property with attached rental potential.

Dersingham has a variety of local shops, Post office, Newsagents, Shoe Shop, Chemist, Opticians, Dentist, Carol Brown Health Centre, Spar Shop, Budgens Supermarket, Butchers, Garden Centre and Coffee Shop and 2 Public Houses. Other facilities in the area include Mother & Toddler 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.

Recreational facilities in the area include Sandringham Country Park with its woodland walks and picnic areas, numerous beaches, tennis courts, sailing facilities, bowls and golf clubs, 2 RSPB sites, Lynnsport Leisure Park and the Oasis Leisure Pool.

OUTSIDE

Parking space to front of property.
Blockweave driveway leading to rear of properties.
Timber entrance gates across.
Extensive shingle parking area.

GARAGE

18' 1" x 17' 4" (5.51m x 5.28m)
Electric light and power. Ample sockets.
Storage in loft space. Solar panel inverter. Fuse box.
Timber doors. Window. Outside lights.
10 (Owned) 'Sunmodule SW270' Solar panels.

CARPORT/ COVERED BARBEQUE AREA

9' 6" x 13' 8" (2.9m x 4.17m)

Double outside socket.

POTTING SHED/STORAGE AREA

Lawned area with shrub and flower borders and raised patio area. Two raised flower beds. Small vegetable plot.
Close boarded fencing to all boundaries.

Vacant Possession Upon Completion

All carpets, curtains, blinds included in sale.

Mains services gas, electric, water and drainage.

All light fittings have low voltage bulbs.

Council Tax Band: D currently £1578.72

Ref:7/6 Date:09/2016

DIRECTIONS

From Rounce and Evans office, turn right. Take the 2nd left into Manor Road. The property will be found on your left, just after the Car Showroom.





<p>CLOAKROOM</p> <p>4' 8" x 4' 7" (1.42m x 1.4m)</p> <p>W.C. Vanity basin with cupboard underneath.</p> <p>Radiator. Extractor fan.</p> <p>FIRST FLOOR</p> <p>LANDING</p> <p>Radiator. Wall lights.</p> <p>BEDROOM 1</p> <p>13' 2" x 12' (4.01m x 3.66m)</p> <p>Double bedroom. Extensive range of built in wardrobes with hanging and shelving space. Radiator. 2 Wall lights. TV point. Painted beamed ceiling. Window to front.</p> <p>BEDROOM 2</p> <p>10' 7" x 10' 2" (3.23m x 3.1m)</p> <p>Single bedroom. Built in wardrobe. Radiator. Wall lights. Exposed brick chimney breast. Painted beamed ceiling. Window to side.</p>	<p>BEDROOM 3</p> <p>15' 5" x 8' 5" (4.7m x 2.57m)</p> <p>Double bedroom. Radiator. Wall lights. Window to side.</p> <p>'L' SHAPED BATHROOM</p> <p>10' 7" x 10' 7" (max measurements) (3.23m x 3.23m)</p> <p>W.C. Handbasin. Panel bath. Glazed and tiled shower cubicle with mains shower. Electric fan heater. Radiator. Built in cupboard. Window to side. Fully tiled walls. Access to loft space.</p> <p>2 BEDROOM ANNEXE</p> <p>Entrance to:</p> <p>LOBBY/BOOT ROOM</p> <p>10' 8" x 7' 6" (max) (3.25m x 2.29m)</p> <p>Large cupboard housing 'Viessmann' gas fired boiler for central heating and domestic hot water. Space for coats and shoes. Radiator. Two windows to rear. Oak herringbone floor.</p>	<p>OPEN PLAN SITTING ROOM/KITCHEN/DINER</p> <p>42' 9" x 13' 5" (max measurements) (13.03m x 4.09m)</p> <p>SITTING ROOM</p> <p>Recessed fireplace with wooden mantle. Elevated 'Charnwood Island 2' multifuel stove on stone hearth. Traditional style radiator. TV point. Four windows to side. Oak herringbone floor.</p> <p>KITCHEN/DINING AREA</p> <p>'English Revival' solid oak kitchen, in 'Gun Metal Grey' with 'Corian' worktop over, and solid oak island. 'Perrin and Rowe Belfast' sink. 'Franke Triflow' chrome tap over, with water filter. 'Bosch' integrated larder fridge. 'Bosch' integrated dishwasher. Integrated concealed bin. 'Everhot' electric range cooker. TV point. Extractor fan. Recessed spotlights. Three windows. Oak herringbone floor.</p>	<p>OAK STAIRCASE</p> <p>leading to first floor. Glass panels. Understairs cupboard housing broadband, telephone and TV connections.</p> <p>UTILITY</p> <p>11' x 6' 10" (3.35m x 2.08m)</p> <p>Range of base and drawer units with worktops over. 'Monarch' water softener. Space for fridge/freezer, washing machine and tumble dryer. 'Sheilamaid' Airer. Extractor fan. Fuse board. Radiator. Window. Oak herringbone floor.</p> <p>CLOAKROOM</p> <p>6' x 6' 7" (1.83m x 2.01m)</p> <p>W.C. Handbasin. Range of base units. Illuminated mirror. Glass shelving. Traditional style radiator with towel rail. Extractor fan. Oak herringbone floor. Window to side.</p>
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FIRST FLOOR

GALLERIED LANDING

6 Antler ceiling pendant light fitting.
Window. Velux roof light.

REAR BEDROOM

19' 1" x 12' 7" (5.82m x 3.84m)
Built in wardrobe. Radiator. TV point. Two windows.

EN-SUITE SHOWER ROOM

12' 8" x 7' 6" (max) (3.86m x 2.29m)
Imperial W.C. and handbasin. 'Atlanta' walk-in
mains shower with glazed cubide and tiled walls.
Traditional style radiator with towel rail.
Built in shelved cupboard for linen and provisions.
'Karndean' flooring. Double aspect windows.

FRONT BEDROOM

13' 5" x 13' 1" (4.09m x 3.99m)
Radiator. TV point. Window.

DRESSING ROOM/STUDY

8' 8" x 5' 10" (2.64m x 1.78m)
Radiator.

ENSUITE BATHROOM

8' 10" x 7' 2" (2.69m x 2.18m)
'Heritage' W.C. Handbasin. Roll top freestanding bath
with bath/shower mixer tap. Traditional style radiator
including towel rail. Extractor fan. 'Karndean' flooring.
Window. Painted half pine panelled walls.

3 BEDROOM COTTAGE

Hall brick and wood porch with
tiled roof and glazed glass panels.
Half glazed door leading to:

HALL

Stairs to first floor. Wall lights. Small window to kitchen.

SITTING ROOM

15' 4" x 11' 9" (4.67m x 3.58m)
Large open fireplace with oak overmantle. Exposed and
painted brick walls. Gas fire. Original bread oven to side.
TV point. 3 wall lights. Double aspect windows. Radiator.
Fuse board. Useful storage cupboard under stairs.

DINING ROOM

15' 10" x 12' (4.83m x 3.66m)
Painted wooden beamed ceiling with oak structural
beam. Part exposed brick walls. Wall lights.
Display alcove. Radiator. BT point. Painted wooden
floorboards. Double aspect windows.

KITCHEN/DINER

15' 3" x 14' 4" (4.65m x 4.37m)
Recently refurbished kitchen. Range of base and
drawer cupboards with worktops over. Matching wall
cupboards. Inset ceramic sink with chrome mixer tap.
Space for automatic washing machine, dishwasher and
fridge/freezer. Gas cooker point. 'Viessmann' gas fired
boiler for central heating and domestic hot water,
installed 2014. Radiator. TV point. Painted wooden
beamed ceiling with oak structural beam.
'Karndean' flooring. Window to side.
Half glazed door to outside with brick and wooden
porch with glazed glass panels and tiled roof.

WALK IN STORE CUPBOARD

Shelves.