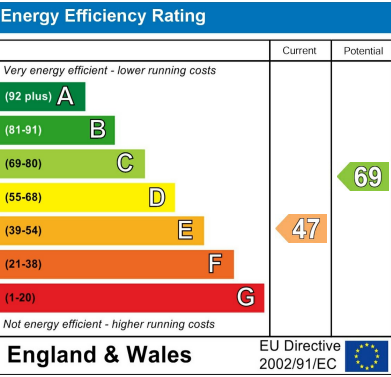


DIRECTIONS

Sat Nav: PE31 6YL



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.

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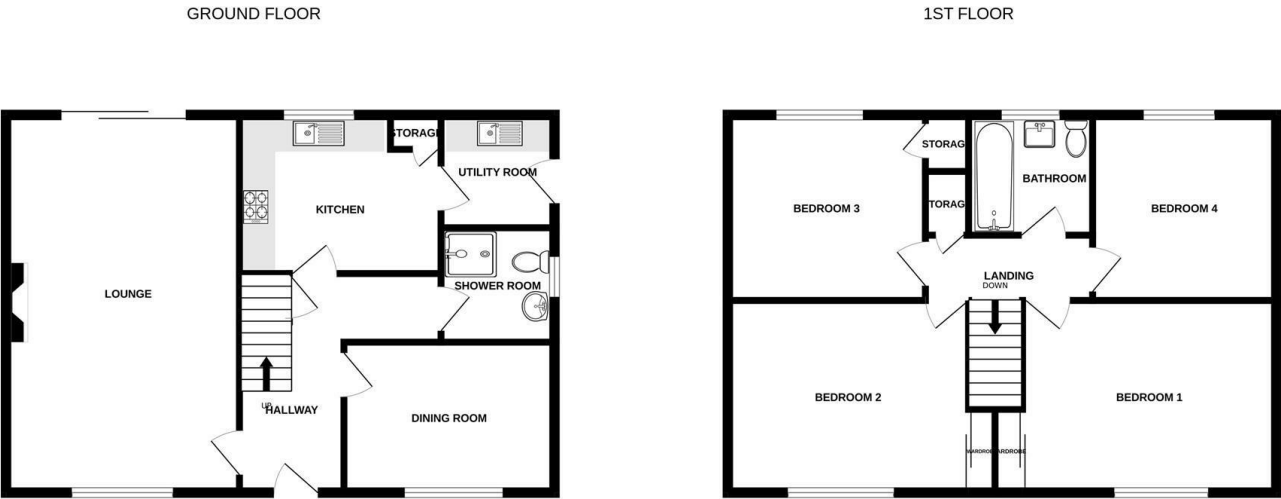
|                                                                                                                                                                                                                                                 |                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| <b>ENTRANCE HALL</b><br>Fitted carpet. Single radiator. Large staircase to first floor with fitted carpet and wooden banister. Doors leading to all rooms. Under stairs storage cupboard.                                                       | 12'9 x 5'11 (3.89m x 1.80m)                                      |
| <b>LOUNGE</b><br>Fitted carpet. Window to front aspect. Two double radiators. Sliding patio door to rear garden. Decorative wood and stone fireplace with polished granite hearth.                                                              | 22'4 x 10'7 (6.81m x 3.23m)                                      |
| <b>DINING ROOM</b><br>Fitted carpet. Single radiator. Window to front aspect.                                                                                                                                                                   | 10'9 x 9'9 (3.28m x 2.97m)                                       |
| <b>SHOWER ROOM</b><br>Located on the ground floor, wall mounted hand wash basin with separate hot and cold tap. W.C, and shower enclosure with thermostatic shower. Fitted carpet. Obscured window to side aspect. Single radiator.             | 7'0 x 5'0 (2.13m x 1.52m)                                        |
| <b>KITCHEN</b><br>Range of wall mounted drawer and base units with worktop over. Integrated oven and hob with extractor hood over. Stainless steel sink with mixer tap over and drainer. Tile flooring. Window to rear aspect. Built in pantry. | 10'3 x 9'1 (3.12m x 2.77m)                                       |
| <b>UTILITY</b><br>Base units with worktop over. Stainless steel sink with separate taps and drainer. Space and plumbing for washing machine. Tiled flooring. Utility door to side aspect. Double radiator. Window to side aspect.               | 6'11 x 6'4 (2.11m x 1.93m)                                       |
| <b>LANDING</b><br>Fitted carpet. Airing cupboard. Loft access. Doors leading to all rooms.                                                                                                                                                      | 9'7 x 3'5 (12'2 over stairs) (2.92m x 1.04m (3.71m over stairs)) |
| <b>BEDROOM ONE</b><br>Fitted carpet. Single radiator. Window to front aspect. Built in storage.                                                                                                                                                 | 12'9 x 12'0 (3.89m x 3.66m )                                     |
| <b>BEDROOM TWO</b><br>Fitted carpet. Single radiator. Built in storage. Window to front aspect.                                                                                                                                                 | 11'11 x 11'8 (3.63m x 3.56m )                                    |
| <b>BEDROOM THREE</b><br>Fitted carpet. Single radiator. Window to rear aspect. Built in storage cupboard.                                                                                                                                       | 10'2 x 8'11 (3.10m x 2.72m)                                      |
| <b>BEDROOM FOUR</b><br>Fitted carpet. Single radiator. Window to rear aspect.                                                                                                                                                                   | 10'2 x 9'11 (3.10m x 3.02m)                                      |
| <b>BATHROOM</b><br>Three piece suite comprising of pedestal hand wash basin, W.C, and bath with separate hot and cold taps over. Towel rail. Single radiator. Window to rear aspect and half height wall tiling.                                |                                                                  |
| <b>DOUBLE GARAGE</b><br>Up and over garage door. Personnel door to rear garden. Concrete flooring. Lighting and power supply. Ceiling with the loft hatch for further storage above.                                                            | 18'4 x 16'0 (5.59m x 4.88m )                                     |
| <b>GARDEN</b><br>Mix of patio, laid to lawn and flower beds. Fully enclosed. Greenhouse.                                                                                                                                                        |                                                                  |
| <b>IMPORTANT INFORMATION</b><br>MEASUREMENTS: All measurements quoted are approximate.                                                                                                                                                          |                                                                  |

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**\*NO UPWARD CHAIN\*** Nestled in the tranquil and sought-after area of Bush Close, Dersingham, this delightful detached house offers a perfect blend of comfort and style. The property boasts a spacious layout that is ideal for family living. With four generously sized bedrooms, there is ample space for everyone to enjoy their own privacy. The ground floor features two inviting reception rooms, including a separate lounge and dining area, both of which are bathed in natural light, creating a warm and welcoming atmosphere. The convenience of a shower room on the ground floor adds to the practicality of the home, while the well-appointed bathroom upstairs serves the remaining bedrooms. Outside, the property is complemented by a beautifully maintained garden, providing a serene outdoor space for relaxation and entertaining. The garden is not only pretty but also offers a sense of tranquillity, making it a perfect retreat after a long day. Parking is a breeze with space for multiple vehicles, ensuring that you and your guests can come and go with ease. The location itself is quiet yet popular, making it an ideal choice for families and professionals alike who seek a peaceful environment without sacrificing accessibility to local amenities. In summary, this charming detached house in Dersingham presents an excellent opportunity for those looking for a well-maintained home in a desirable location. With its spacious interiors, lovely garden, and convenient parking, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this wonderful property your new home.



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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