



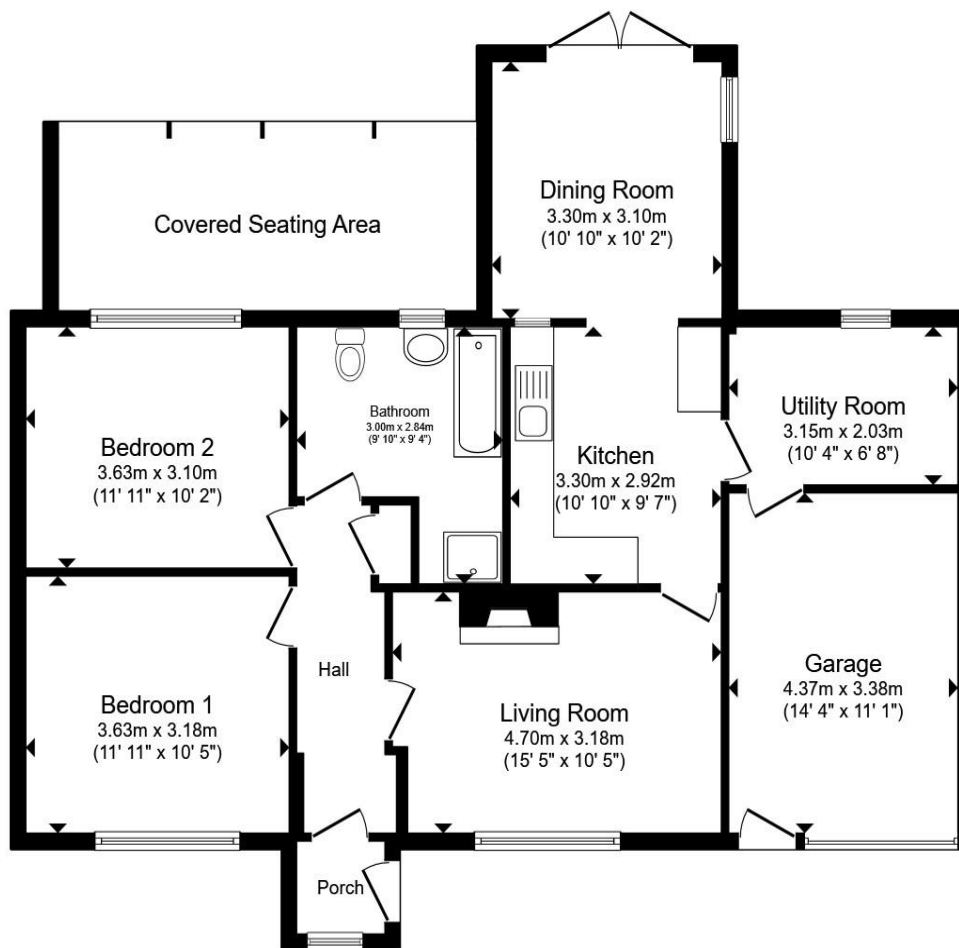
Centre Vale, Dersingham King's Lynn PE31 6JR

Welcome to

Centre Vale, Dersingham King's Lynn

Situated in the ever popular village of Dersingham, close to Sandringham Estate and within easy reach of the stunning North Norfolk coastline, this detached bungalow offers spacious and well maintained accommodation in a highly desirable setting. An entrance porch leads into a welcoming entrance hall, setting the tone for the space within. The bungalow offers two double bedrooms, ideal for a range of buyers including those looking to downsize without compromising on space. The living accommodation is well balanced, with a living room providing a relaxing central space, complemented by a separate dining room, perfect for entertaining or family meals. The kitchen is conveniently positioned, with a utility room beyond, offering additional storage and practicality, along with direct access into the garage. A family sized bathroom serves the property, while further benefits include gas central heating and double glazing. The bungalow enjoys well maintained and good sized gardens, providing a private outdoor space to relax, garden or entertain. The property is of a non traditional construction type and any interested parties are advised to make their own enquiries in this regard. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Entrance Porch

Entrance Hall

Living Room

Kitchen

Utility Room

Dining Room

Bedroom One

Bedroom Two

Bathroom

Total floor area 95.9 m² (1,032 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Centre Vale, Dersingham King's Lynn

- Detached bungalow in popular Dersingham location
- Close to Sandringham and the North Norfolk coast
- Two double bedrooms
- Living room and separate dining room
- Kitchen with utility room and access to garage
- Family sized bathroom
- Good size, well maintained gardens
- Non traditional construction (buyers advised to make enquiries)

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107064



Property Ref:
HUN107064 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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