



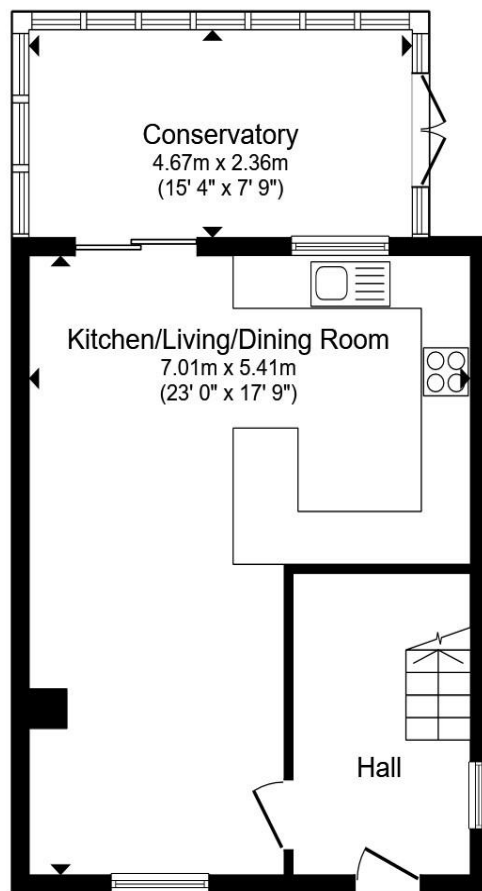
Hipkin Road, Dersingham King's Lynn PE31 6XX

Welcome to

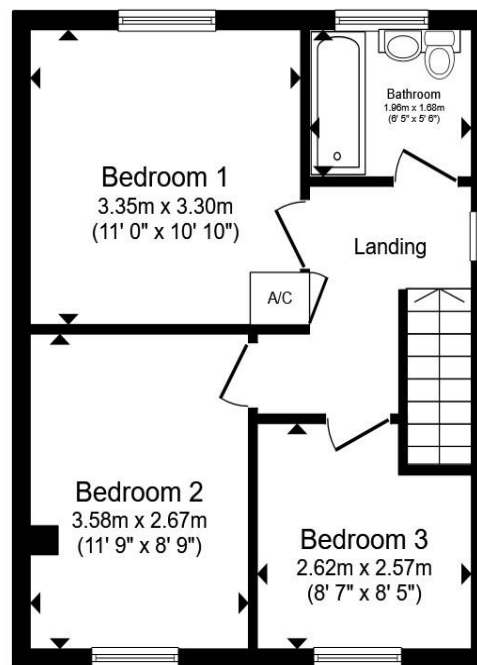
Hipkin Road, Dersingham King's Lynn

Situated in the highly sought after village of Dersingham, on the edge of the renowned Sandringham Estate, this modern semi detached house offers spacious and well presented accommodation in an excellent location. Dersingham boasts a wide range of amenities and is conveniently positioned just a short distance from the stunning North Norfolk coastline. The ground floor accommodation comprises an entrance hall, an open-plan lounge/kitchen/diner creating a sociable living space and a conservatory overlooking the garden. To the first floor are three bedrooms and a family bathroom, making the property ideal for families, first time buyers and those seeking a village lifestyle. Occupying a generous corner plot, the property benefits from good sized gardens together with additional parking and a garage, providing excellent outside space and practicality. Combining modern living with a desirable village setting, this attractive home is worthy of early viewing. 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.





Ground Floor



First Floor

Entrance Hall

Open Plan Kitchen-Diner-Living

Conservatory

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Total floor area 87.7 m² (944 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

Hipkin Road, Dersingham King's Lynn

- Modern semi detached house
- Sought after Dersingham location
- Edge of the Sandringham Estate
- Three bedrooms
- Open plan lounge/kitchen/diner
- Conservatory
- Corner plot with generous gardens
- Additional parking and garage

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£265,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107215



Property Ref:
HUN107215 - 0004

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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