



## 3 bed semi-detached house to buy in PE31

Centre Vale, Dersingham, King's Lynn, Norfolk, PE31 6JP

**£180,000** Starting Bid

🏠 x3 🚗 x1 🚻 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ CONTACT NORFOLK PROPERTY AUCTIONS TO VIEW
- ✓ WOULD BENEFIT FROM MODERNISATION
- ✓ KITCHEN
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Nestled in the charming village of Dersingham, Norfolk, this semi-detached house on Centre Vale presents an excellent opportunity for those seeking a spacious family home. Boasting three bedrooms, this property is ideal for families or those looking for extra space. Upon entering, you are greeted by a large lounge diner, perfect for entertaining guests or enjoying family meals. The layout is both practical and inviting, with a ground floor wet room that adds convenience to daily living. The addition of a conservatory further enhances the living space, providing a delightful area to relax and enjoy the views of the garden. The property features a larger than average rear garden, offering ample outdoor space for children to play or for gardening enthusiasts to cultivate their green thumb. The driveway accommodates multiple vehicles, ensuring that parking is never a concern. While the home would benefit from some modernisation, it presents a wonderful canvas for potential buyers to personalise and create their dream living space. With its spacious layout and desirable location, this property is a fantastic opportunity for those looking to invest in a home with great potential. Don't miss the chance to make this house your own in the picturesque setting of Dersingham.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £180,000

Property Type: Semi-detached house

Parking: Driveway, Private

Year built: 1900

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

## Lounge/Diner

6.55mmax x 4.90m (21'6max x 16'1) - Fitted carpet, with window to the side and the front aspect, under stairs cupboard and double radiator.

---

## Kitchen

4.01m x 4.67m max (13'2 x 15'4 max) - L shaped kitchen with a range of wall base and draw units with worktop over, vinyl flooring., a window to the side and a skylight.

---

## Wetroom

2.26m x 2.01m (7'5 x 6'7 ) - Comprising of a hand wash basin, W.C, and an electric shower. Wet room flooring, with a window to the side. Heated towel rail and extractor fan.

---

## Conservatory

3.73m x 3.68m (12'3 x 12'1) - French doors into the rear garden and tiled flooring.

---

## Bedroom 1

3.94m x 3.05m (12'11 x 10'0) - Fitted carpet with a radiator window to the front aspect and a walk-in cupboard with hanging and shelving space.

---

## Bedroom 2

3.35m x 2.44m (11'0 x 8'0 ) - Wooden floorboards a double radiator and window to the rear aspect.

---

## Bedroom 3

2.41m x 2.31m (7'11 x 7'7 ) - Fitted carpet radiator and window to the rear.

---

## Front

Concrete hardstanding driveway and brick path to the rear door which leads onto a conservatory. Small wooden framed porch with sliding doors.

---

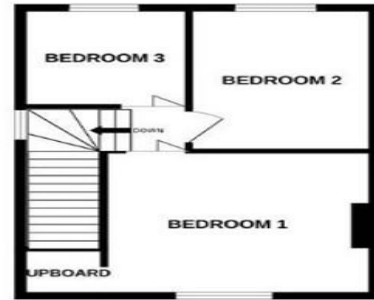
## Rear

Larger than average sized garden with various outbuildings and greenhouses, lawn, patio area and trees and shrubs . There's also an outside brick built W.C.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description 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, fixtures and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
Issue with reference 102023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Centre Vale, Dersingham, King's Lynn, Norfolk, PE31 6JP

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

