

# Geoffrey & Collings Co

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**Price £380,000 Freehold**



## **51 Station Road, Dersingham, King's Lynn, PE31 6PR**

**\*\*NO ONWARD CHAIN\*\*** A large mature detached bungalow offering spacious accommodation including: Entrance Hall, Kitchen, Utility, Cloakroom, Dining Room, Living Room, Conservatory, Four Double Bedrooms, Bathroom and Shower Room. The property which requires some updating, benefits from mostly UPVC double glazing and oil central heating, has well stocked and mature gardens to the front, side and rear, along with off-road parking and a detached single garage.

The property is situated in a popular location within the sought after village of Dersingham. The village offers a wide range of facilities to include: doctors surgery, vets, library, chemist, schools, supermarkets, garden centre, opticians and public houses. A wider range of shopping and leisure facilities can be found in King's Lynn which also benefits from a main line rail link to Ely, Cambridge and London Kings Cross.

For further details and viewing arrangements in respect of the property, please contact our **DERSINGHAM OFFICE** office of Geoffrey Collings & Co.

## **STORM PORCH WITH FRONT ENTRANCE DOOR TO:-**

### **ENTRANCE HALL**

Textured and coved ceiling, access to roof space, power points, telephone socket, single radiator, linen cupboard, doors to kitchen, dining room, bedrooms, bathroom and shower room.

### **KITCHEN**

14'5" max x 11'10" max (4.39m max x 3.61m max)

Textured ceiling, power points, single radiator, UPVC double glazed window to side, range of matching wall and base units with round edged work surfaces over, tiled splash backs, stainless steel sink with double drainer and mixer tap over, built in electric oven, built in ceramic hob with extractor hood over, doors to entrance hall and dining room. Opening through to:-

### **UTILITY**

7'9" x 4'7" (2.36m x 1.40m)

Textured ceiling, tiled floor, power points, plumbing provision for washing machine and dishwasher, windows to the sides, UPVC double glazed door to side. Door to:-

### **CLOAKROOM**

4'11" x 2'8" (1.50m x 0.81m)

Textured ceiling, tiled floor, UPVC double glazed window to side, low level WC.

### **DINING ROOM**

14'0" x 9'7" (4.27m x 2.92m)

Textured and coved ceiling, power points, double radiator, UPVC double glazed window to side, brick arched opening through to:-

### **LIVING ROOM**

21'11" x 14'7" max (6.68m x 4.45m max)

A triple aspect room with UPVC double glazed windows to the front and sides, textured and coved ceiling, power points, television point, two single radiators, feature brick open fireplace, with matching brick side plinth.

### **BEDROOM ONE**

21'10" max x 9'11" max narrowing to 6'6" (6.65m max x 3.02m max narrowing to 1.98m)

Textured and coved ceiling, power points, two single radiators, UPVC double glazed windows to the front and rear, alcove recess.

### **BEDROOM TWO**

11'10" x 9'11" (3.61m x 3.02m)

Textured and coved ceiling, power points, telephone socket, double radiator, display alcove, double glazed aluminium sliding door to:-

### **CONSERVATORY**

12'2" x 8'11" (3.71m x 2.72m)

Single glazing set in white aluminium frames, power points, single radiator, sliding doors to rear garden.

### **BEDROOM THREE**

11'10" x 9'8" (3.61m x 2.95m)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to rear, built-in wardrobe.

### **BEDROOM FOUR**

10'0" x 9'0" (3.05m x 2.74m)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to side, built-in wardrobe.

### **BATHROOM**

7'1" x 6'2" (2.16m x 1.88m)

Textured and coved ceiling, double radiator, UPVC double glazed window to side, part ceramic wall tiling, light shaver socket. Suite comprising; panelled bath with mixer tap over, pedestal wash hand basin, low level WC.

### **SHOWER ROOM**

5'6" x 4'11" (1.68m x 1.50m)

Skimmed ceiling, ceiling extractor, tiled floor, UPVC double glazed window to side, single radiator, shaver socket, full height ceramic wall tiling, suite comprising corner quadrant shower cubicle with full height ceramic wall tiling and fitted system mixer shower. Wash hand basin, low level WC.

### **OUTSIDE**

#### **FRONT**

The property is set on a good sized corner plot with gardens laid mainly to lawn which wrap around the front and side with borders containing mature shrubs and plants along with inset mature trees.



**SIDE**

The side has a paved patio area and a path to the side entrance door, gravelled driveway supplying car standing and giving access to the garage, gate giving pedestrian access to the rear garden.

**GARAGE**

18'2" x 9'10" max (5.54m x 3.00m max)

Up and over door, power and lighting, window to rear, personnel door to side, "Grant" oil fired boiler supplying domestic hot water and radiators, hot water cylinder.

**REAR**

An enclosed garden laid mainly to lawn with borders containing mature shrubs and plants, paved patio area, gates to the front and side, oil storage tank.

**DIRECTIONS**

Leave our Dersingham office by turning left onto Hunstanton Road and continue to the traffic lights turning left into Station Road. Continue all the way to Mountbatten Road on your left and the property will be found on the corner with the vehicular access off Mountbatten Road.

**SERVICES**

Mains electricity, mains water, mains drainage, oil central heating.

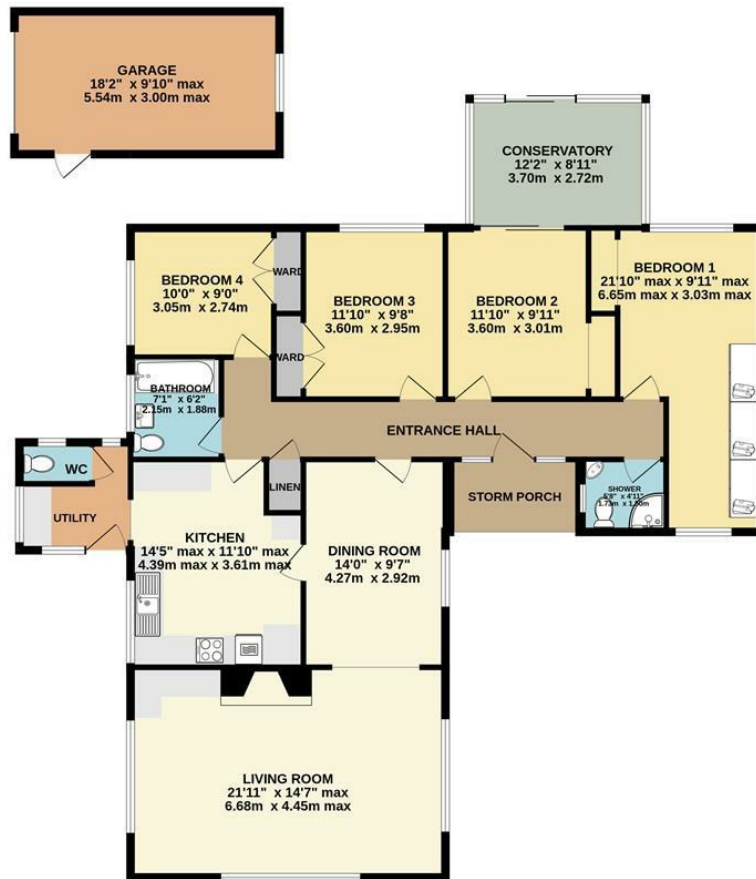
**COUNCIL TAX BAND**

Band E - £2730.08 for 2024/2025

**ENERGY PERFORMANCE CERTIFICATE**

EPC Rate - tbc

**GROUND FLOOR**



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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## **REFERRAL FEE DISCLOSURE**

In compliance with the Consumer Protection from Unfair Trading Regulations 2008, Geoffrey Collings & Co must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector.

As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Geoffrey Collings & Co refer business to both internal departments and external companies, a full disclosure is set out below;

### **REFERRAL SERVICE PROVIDERS:**

#### **Conveyancing**

We recommend sellers and/or potential buyers use the services of different solicitors. We receive referral commission per legal completion when a client instructs our recommended solicitors to handle the conveyancing process on their behalf. This is included within the solicitors quote prior to instruction and is not added to the solicitor's fees. There is added value in this service which we will tell you about on request. The same conveyancing cost (or more) would be charged should a client go directly to our recommended solicitors.

Should you decide to use the services of Hawkins Ryan Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of SJP Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of Ward Gethin Archer Solicitors (Heacham) you should know that we would expect to receive a referral fee of £100 including VAT per legal completion for recommending them to you.

#### **Financial Services**

We recommend sellers and/or potential buyers use the service of PAB Mortgages. We would expect to receive a referral fee of 20% of their commission from the lender, based on the amount of the mortgage offer.

#### **Surveys**

We recommend sellers and/or potential buyers use the services of a few local surveyors, including our own survey department. We have a referral scheme in place with Watsons Surveyors and would expect to receive a referral fee at 10% of their quoted survey charge.

#### **Energy Performance Certificates**

We recommend sellers use the services of our energy performance certificate provider who will invoice us directly for his service. Geoffrey Collings and Co will invoice our seller for the full amount with an additional administration fee of £33 including VAT.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission.