

# Geoffrey & Collings Co

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**Price £235,000 Freehold**



## **50 Kings Croft, Dersingham, King's Lynn, Norfolk, PE31 6QN**

**\*\* NO ONWARD CHAIN\*\*** A mature semi detached bungalow offering accommodation including Entrance Hall, Kitchen, Lounge/Diner, Two Double Bedrooms, Bathroom and Conservatory. The property which benefits from UPVC double glazing and oil central heating has plenty of off road parking to the front, a car port and single garage along with a well maintained enclosed garden to the rear.

The property is situated 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 **GEOFFREY COLLINGS AND CO** office of Geoffrey Collings & Co.

## **UPVC SIDE ENTRANCE DOOR TO:-**

### **ENTRANCE HALL**

Skimmed and coved ceiling, access to roof space, wood laminate flooring, power point, double radiator, airing cupboard housing hot water cylinder, doors to:-

### **KITCHEN**

10'2" max x 9'0" max (3.10 max x 2.74 max)

Skimmed ceiling with inset spot lights, tiled floor, power points, UPVC double glazed window to front, plumbing provision for washing machine and dishwasher, range of matching wall and base units with round edged worksurfaces over, along with matching upstand, ceramic sink unit with single drainer and mixer tap over, space for cooker with extractor hood over, space for fridgefreezer.

### **LOUNGE/DINER**

17'9" x 11'5" max (5.41 x 3.48 max)

Skimmed and coved ceiling, wood laminate flooring, power points, television point, telephone socket, double radiator, UPVC double glazed window to front, feature fireplace and hearth, woodburner not included.

### **BEDROOM ONE**

11'0" x 10'6" (3.35 x 3.20)

Skimmed ceiling, power points, vertical radiator, UPVC double glazed double doors to rear.

### **BEDROOM TWO**

9'11" x 7'11" (3.02 x 2.41)

Skimmed ceiling, wood laminate flooring, power points, double radiator, UPVC double glazed sliding door to:-

### **CONSERVATORY**

10'6" x 8'10" (3.20 x 2.69)

UPVC double glazing, double glazed glass roof, double radiator, power points, UPVC double glazed door to side, UPVC double glazed double doors to rear:-

### **BATHROOM**

6'6" x 5'6" (1.98 x 1.68)

Skimmed ceiling, tiled floor, UPVC double glazed window to side, full height ceramic wall tiling, chrome heated towel rail, suite comprising panelled bath with fitted system mixer shower over, along with glass screen, vanity combi unit with inset washhand basin and low level WC, with concealed cistern.

### **OUTSIDE**

#### **FRONT**

Laid to gravel supplying plenty of car standing with gates to the driveway at the side giving access to the car port and garage. Outside tap.

#### **GARAGE**

16'0" x 9'3" max (4.88 x 2.82 max)

Power roller door, power and lighting, UPVC Double glazed window to rear, oil fired boiler supplying domestic hot water and radiators, personnel door to rear garden.

## REAR

Paved patio area to the side of the conservatory off the rear of bedroom one. The garden is enclosed and laid mainly to lawn with borders containing mature shrubs and plants, paved path to the garage side door, and to a paved area to the rear of the garage where there is the oil storage tank.

## DIRECTIONS

Leave our Dersingham office by turning right on to Hunstanton Road and then turn left in to Post Office Road. At the t-junction at the end turn right on to Chapel Road and then take the second turning left in to Kings Croft. Take the first turning right and the property will be found further along on the right hand side.

## SERVICES

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

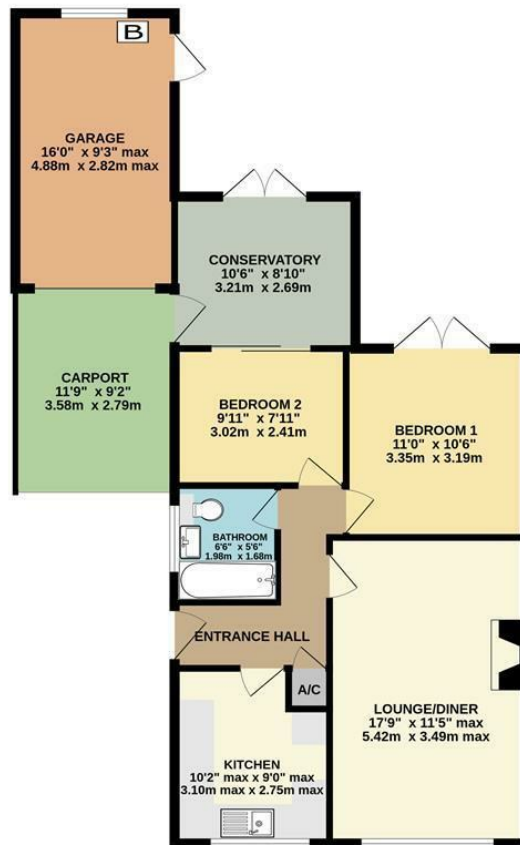
## COUNCIL TAX BAND

Band b - £1737.32 FOR 2024/2025

## ENERGY PERFORMANCE RATING

Rate - D

GROUND FLOOR





17 Blacktrials Street  
King's Lynn  
Norfolk  
PE30 1NN

7b Hunstanton Road  
Dersingham  
Norfolk  
PE31 6HH

50 Marshland Street  
Terrington St Clement  
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PE34 4NE

13 High Street  
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Email: [property@geoffreycollings.co.uk](mailto:property@geoffreycollings.co.uk)

## **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.