

Geoffrey & Collings Co

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Price £575,000 Freehold



22 Beach Road, Snettisham, King's Lynn, PE31 7RA

****NO ONWARD CHAIN**** A substantial mature detached bungalow offering flexible accommodation including: Entrance Lobby, Entrance Hall, Living Room, Conservatory, Sitting Room, Kitchen/Breakfast, Utility, Dining Room, Study, Four Double Bedrooms (Master with EnSuite Bathroom and Dressing Room) and Shower Room. The property which benefits from UPVC double glazing (except one dining room window) and oil central heating has ample off-road parking along with good sized mature gardens to the front and rear. The property also offers a separate paddock of approximately quarter of an acre (subject to full measured survey).

The property is situated in a semi rural location a short distance from Snettisham Beach. The village offers a range of facilities to include; primary school, pharmacy, hairdressers, doctors surgery, vets and public houses. There is a regular bus service offering access along the North Norfolk Coast and local towns and villages. A perfect location for dog walking, access to Wild Ken Hill and local beaches.

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

UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR TO:-

ENTRANCE LOBBY

6'6" max x 4'0" (1.98 max x 1.22)

Textured and coved ceiling, tiled floor, glazed door to:-

ENTRANCE HALL

Textured and coved ceiling, access with ladder to roof space, power points, telephone socket, double radiator, airing cupboard housing hot water cylinder, cupboard housing oil fired boiler supplying domestic hot water and radiators, cloaks cupboard. Doors to living room, shower room, bedrooms, two, three and four.

LIVING ROOM

21'10" x 13'7" min (6.65m x 4.14m min)

Textured and coved ceiling, power points, television points, single radiator, double radiator, feature brick wall with an open fireplace and tiled hearth which is double sided through to the sitting room. Door to master bedroom, opening through to sitting room, pair of UPVC double glazed sliding doors to:-

CONSERVATORY

15'10" x 10'7" (4.83 x 3.25m)

UPVC double glazing with a pitched polycarbonate roof, ceiling light/fan, tiled floor, power points, UPVC double glazed sliding door to bedroom four, UPVC double glazed double doors to rear.

SITTING ROOM

14'9" x 9'6" (4.50m x 2.90m)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to front, fitted shelving with cupboards under, feature fireplace and tiled hearth, again being double sided through to living room. Door to:-

KITCHEN/BREAKFAST ROOM

17'10" x 7'11" plus 9'6" x 8'4" (5.44m x 2.41m plus 2.90m x 2.54m)

An L-shaped room having a textured and coved ceiling, ceiling extractor, double radiator, UPVC double glazed windows at either end, vinyl floor covering, power points, television point, range of matching wall and base units with round edged work surfaces over, tiled splash backs, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, space for 900mm range, space for fridge freezer, doors to utility and dining room.

UTILITY

7'11" x 7'11" (2.41m x 2.41m)

Textured and coved ceiling, tiled floor, power points, plumbing provision for washing machine, stainless steel sink with single drainer and cupboards under, wall unit, outside tap to the side of the utility, UPVC double glazed window and UPVC double glazed door to side.

DINING ROOM

9'11" x 8'5" (3.02m x 2.57m)

Textured and coved ceiling, power points, telephone socket, double radiator, double glazed wood window to side, UPVC double glazed window to front, fitted shelving with cupboards under. Opening through to:-

STUDY

9'11" x 8'0" (3.02m x 2.44m)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to front, fitted office desk with storage and drawers under.

MASTER BEDROOM

13'11" x 12'2" (4.24m x 3.71m)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to side, UPVC double glazed sliding door to rear. Doors to en-suite and dressing room.

EN-SUITE BATHROOM

8'10" x 6'10" (2.69m x 2.08m)

Textured and coved ceiling, single radiator, UPVC double glazed window to side, shaver socket, full height ceramic wall tiling, suite comprising; panelled bath with mixer tap and shower attachment over, wash hand basin set on a vanity unit with cupboard under, low level WC, bidet.

DRESSING ROOM

8'7" x 5'0" (2.62m x 1.52m)

Textured and coved ceiling, power points, single radiator, dressing table with drawers and a large mirror over, full length built-in wardrobe with sliding doors.

BEDROOM TWO

13'10" x 9'10" (4.22m x 3.00m)

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

BEDROOM THREE

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

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

BEDROOM FOUR

14'2" x 11'0" (4.32m x 3.35m)

Textured and coved ceiling, power points, double radiator, UPVC double glazed window to rear, UPVC double glazed sliding door to conservatory.

SHOWER ROOM

8'2" max x 5'5" (2.49m max x 1.65m)

Textured and coved ceiling, UPVC double glazed windows to side, single radiator, full height ceramic wall tiling, light shaver socket, suite comprising; corner shower cubicle with fitted system mixer shower, wash hand basin set on a vanity unit with cupboard under, low level WC.

OUTSIDE

FRONT

The property is approached via a shared gravelled driveway that leads to the paddock at the side and turns into the front of the bungalow which is laid mainly to gravel supplying ample car standing with a border containing mature shrubs and plants. The property has a large front garden laid mainly to lawn with shaped borders containing mature shrubs and plants, along with inset mature trees.

REAR

Paved patio area off the rear and side of the conservatory which leads onto an enclosed garden laid mainly to lawn with shaped borders containing mature shrubs and plants, mature willow tree, gate to side.

GARDEN SHED

11'0" x 9'4" (3.35m x 2.84m)

Mostly timber construction with power and lighting.

WORKSHOP

22'1" x 7'6" (6.73m x 2.29m)

Brick construction with a tiled roof having power and lighting, window and personnel door to rear garden. This workshop also houses the oil storage tank.

PADDOCK

Approximately a quarter of an acre (subject to full measured survey) laid to grass and enclosed mainly by conifer hedging and is accessed from the driveway.

DIRECTIONS

Leave our Dersingham office by turning right onto Hunstanton Road and head out of the village on Lynn Road to the roundabout. Turn right on to the A149 heading towards Heacham and Hunstanton. Take the first turning left onto Beach Road and continue for approximately 1.25 miles. The entrance to the property will be found on the left shortly after the 30 mph sign.

SERVICES

Mains electricity, mains water, drainage via septic tank, oil central heating.

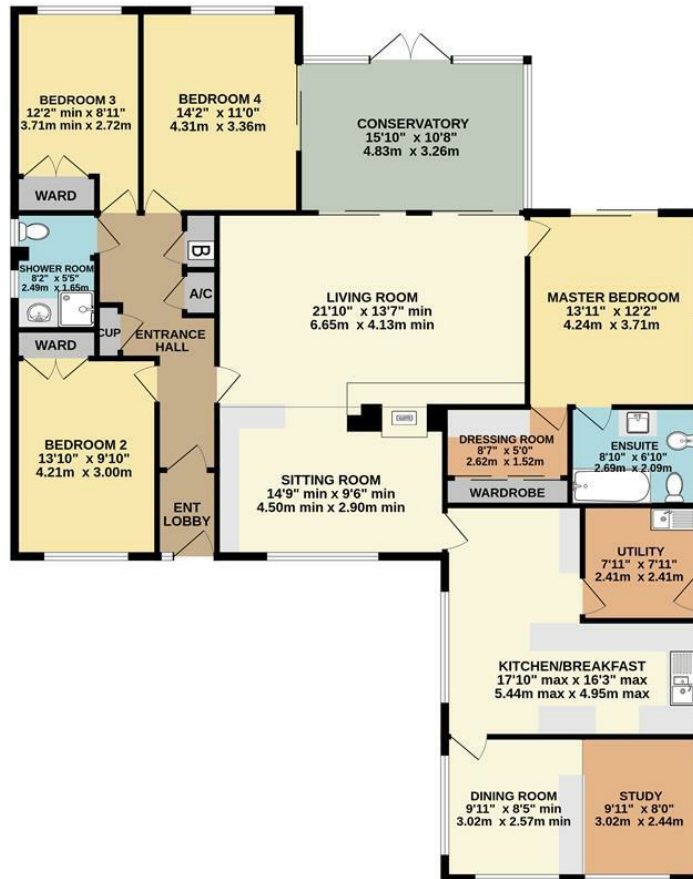
COUNCIL TAX BAND

Band F - Borough Council of King's Lynn & West Norfolk

ENERGY PERFORMANCE CERTIFICATE

Band TBA

GROUND FLOOR
1990 sq.ft. (184.9 sq.m.) approx.



TOTAL FLOOR AREA: 1990 sq.ft. (184.9 sq.m.) approx.

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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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;

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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.

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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.