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**Price £280,000 Freehold**



### **9 Shouldham Close, Dersingham, King's Lynn, PE31 6UZ**

"NO ONWARD CHAIN" A mature detached bungalow offering accommodation including: Entrance Hall, Kitchen, Lounge/Dining Room, Two Double Bedrooms and Bathroom. The property which benefits from double glazed windows and gas central heating has well maintained gardens to the front and rear along with off-road parking and a 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: doctor's surgery, vets, library, chemist, schools, supermarket, 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 King's Cross. The royal estate of Sandringham is also within close proximity.

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

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

### **ENTRANCE HALL**

Textured and coved ceiling, access to roof space, power points, single radiator, airing cupboard housing hot water cylinder. Doors to:-

### **KITCHEN**

11'6" x 9'1" (3.51m x 2.77m)

Textured and coved ceiling, vinyl floor covering, power points, single radiator, double glazed windows to the side and rear, gas fired boiler supplying domestic hot water and radiators. plumbing provision for washing machine, range of matching wall and base units with round edged work surfaces over, tiled splashbacks, sink unit with single drainer and mixer tap over, built-in electric oven, built-in gas hob with cooker hood set in a pull out canopy over. Double glazed door to rear.

### **LOUNGE/DINING ROOM**

18'11" max x 11'5" max (5.77m max x 3.48m max)

Textured and coved ceiling, power points, television point, telephone socket, double radiator, double glazed window to rear, double glazed white aluminium sliding door to rear, feature fireplace and hearth with living flame effect electric fire.

### **BEDROOM ONE**

10'11" x 10'6" (3.33m x 3.20m)

Textured and coved ceiling, power points, single radiator, double glazed bow window to front.

### **BEDROOM TWO**

10'2" x 7'9" (3.10m x 2.36m)

Textured and coved ceiling, power points, single radiator, double glazed window to front.

### **BATHROOM**

6'5" x 5'8" (1.96m x 1.73m)

Textured and coved ceiling, single radiator, double glazed window to side, wall extractor. Suite comprising; panelled bath with mixer tap and shower attachment over along with tiled splashback, pedestal wash hand basin with tiled splash back, low level WC.

## **OUTSIDE**

### **FRONT**

Garden laid mainly to lawn within inset shrub, gravelled driveway supplying car standing and giving access to the garage at the rear, along with a gate giving pedestrian access to the rear garden, outside tap.

### **GARAGE**

16'9" x 8'11" max (5.11m x 2.72m max)

Power and lighting, up and over door, window and personnel door to rear garden.

## REAR GARDEN

Paved patio area across rear the of the bungalow with a path leading to the garage and a further patio area, the garden is enclosed and laid mainly to lawn with raised sleeper edged borders containing mature shrubs and plants, stone water feature with sump and fountain.

## DIRECTIONS

Leave our Dersingham office by turning right onto Hunstanton Road and then turn right by the Co-op Supermarket into Mountbatten Road. Take the first turning left into Hipkin Road and then the first right into Robert Balding Road. Take the next right into Shouldham Close and the property will be found at the end on the left hand side.

## SERVICES

Mains electricity, mains gas, mains water, mains drainage.

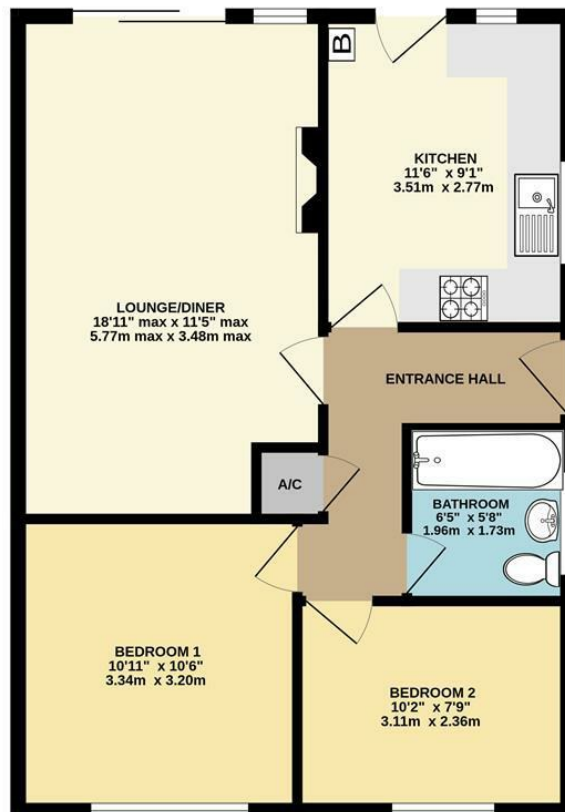
## COUNCIL TAX

Band - C 2024/25 = £1985.50

## ENERGY RATING

EPC - TBC

GROUND FLOOR  
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.2 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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## **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.