

# Geoffrey & Collings Co

Estate Agents  
Chartered  
Surveyors  
Auctioneers

Independent Estate Agents Since 1965

King's Lynn

01553 774566

Dersingham

01485 500222

Terrington St Clement

01553 828012

Long Sutton

01406 362098

[www.geoffreycollings.co.uk](http://www.geoffreycollings.co.uk)

**Price £280,000 Freehold**



## **7 Crest Road, Dersingham, King's Lynn, PE31 6QJ**

A mature detached bungalow offering accommodation including; Entrance Hall, Living Room, Kitchen/Diner, Two Double Bedrooms, Shower Room and Separate WC. The property which benefits from UPVC double glazing and gas central heating has mature gardens to the front, side and rear along with ample off road parking, a car port and an adjoining 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 **GEOFFREY COLLINGS AND CO** office of Geoffrey Collings & Co.

## **UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR TO:-**

### **ENTRANCE LOBBY:-**

Textured and coved ceiling UPVC double glazed window to side, opening through to:-

### **ENTRANCE HALL**

Textured and coved ceiling, access to roof space, power points, two boxed in radiators, telephone socket, UPVC double glazed window to side, airing cupboard housing hot water cylinder, doors to living room, kitchen/diner, bedrooms, shower room and separate WC.

### **LIVING ROOM**

18'6" x 11'11" (5.64 x 3.63)

Textured and coved ceiling, power points, double radiator, UPVC double glazed window to front, feature fireplace and hearth with inset living flame gas fire.

### **KITCHEN**

12'10" max x 11'8" max (3.91 max x 3.56 max)

Textured and coved ceiling, ceiling light/fan, vinyl floor covering, power points, double radiator, UPVC double glazed window to side, walk in pantry cupboard, built-in storage cupboard, plumbing provision for washing machine, range of matching wall and base units with round edged work surfaces over, tiled splash backs, one and a half bowl ceramic sink unit with single drainer and mixer tap over, built-in electric double oven, built-in ceramic hob with a cooker hood set in a pull out canopy over, UPVC double glazed door to side.

### **BEDROOM ONE**

12'0" x 9'10" min opening to 10'11" max (3.66 x 3.00 min opening to 3.33 max)

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

### **BEDROOM TWO**

10'11" x 10'10" (3.33 x 3.30)

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

### **SHOWER ROOM**

6'2" x 6'1" (1.88 x 1.85)

Textured and coved ceiling, tiled floor, ceiling light/extractor (not connect to power), single radiator, UPVC double glazed window to side, full height ceramic wall tiling, shaver socket, corner quadrant shower cubicle with fitted electric shower, pedestal wash hand basin, low level WC.

### **SEPARATE WC**

5'7" min x 2'9" (1.70 min x 0.84)

Textured and coved ceiling, tiled floor, UPVC double glazed window to side, single radiator, low level WC.

### **OUTSIDE**

#### **FRONT AND SIDE**

The property sits on a corner with a low walled frontage and gardens laid mainly to lawn and enclosed partly by fencing, with borders containing mature shrubs and plants. Concrete driveway at the left hand side of the property supplying car standing and giving access to the car port and garage at the rear.

## GARAGE

17'11" x 8'7" max (5.46 x 2.62 max)

Up and over door, power and lighting, window and personnel door to rear garden.

## REAR

Garden laid mainly to lawn and enclosed mainly by fencing with borders containing mature shrubs and plants, timber garden shed, timber summer house.

## DIRECTIONS

Leave our Dersingham office by turning left on to Hunstanton Road and at the traffic lights turn left in to Station Road. Continue along and turn right into Valley Rise and take the first turning on the right in to Crest Road where the property will be found further along on the left hand side.

## SERVICES

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

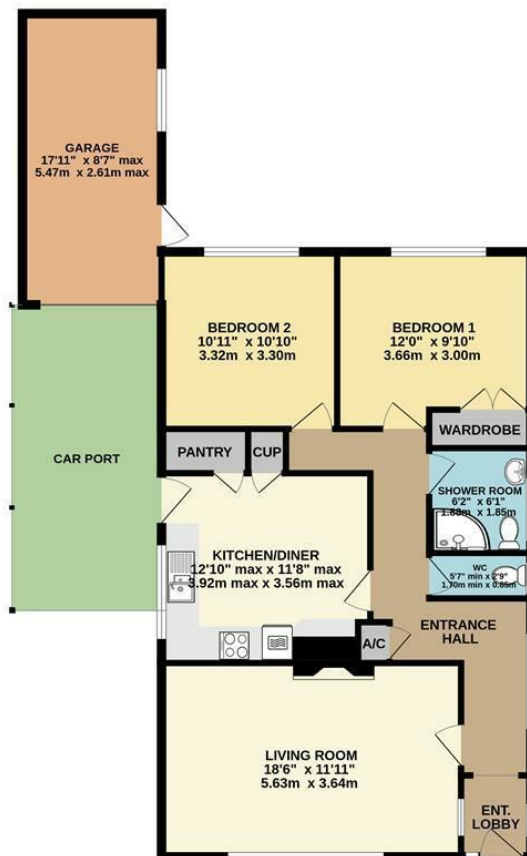
## COUNCIL TAX

Band C - £1891.69 for 2023-2024

## ENERGY PERFORMANCE RATING

EPC - D

GROUND FLOOR







17 Blacktriars Street  
King's Lynn  
Norfolk  
PE30 1NN

7b Hunstanton Road  
Dersingham  
Norfolk  
PE31 6HH

50 Marshland Street  
Terrington St Clement  
Norfolk  
PE34 4NE

13 High Street  
Long Sutton  
Lincolnshire  
PE12 9DB

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.