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**Price £280,000 Freehold**



### **51 Strickland Avenue, Snettisham, King's Lynn, PE31 7PY**

A mature detached bungalow offering accommodation including; entrance porch, entrance hall, lounge/diner, kitchen, utility, cloakroom, three bedrooms and shower room. The property which benefits from UPVC double glazing (except bed 3 window and conservatory) and gas central heating, has gardens to the front and rear along with off-road parking and a single garage. The property also has a lean-to single glazed conservatory on the back of the bungalow.

The property is situated in the sought after village of Snettisham which is conveniently located just a short drive from the seaside town of Hunstanton. The village offers a range of facilities to include; primary school, pharmacy, hairdressers, doctors surgery, vets and public houses. There are regular bus services to the nearby towns and the property is approximately 3 miles to Snettisham beach.

For further details and viewing arrangements in respect of the property, please contact our **GEOFFREY COLLINGS AND CO** office of Geoffrey Collings & Co.

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

### **ENTRANCE PORCH**

UPVC double glazed window to side, tiled floor door to:-

### **ENTRANCE HALL**

Textured and covered ceiling, access to roof space, power points, telephone socket, single radiator, airing cupboard housing hot water cylinder. Doors to bedrooms, shower room and lounge/diner.

### **LOUNGE/DINER**

18'2" x 12'8" max (5.54 x 3.86 max)

Textured and covered ceiling, power points, double radiator, UPVC double glazed window to front. Feature fireplace with inset living flame effect electric fire along with matching side plinths having wood tops. Door to:-

### **KITCHEN**

12'8" x 10'6" (3.86 x 3.20)

Textured and covered ceiling, vinyl floor covering, power points, double radiator, UPVC double glazed window to rear. Range of matching wall and base units with round edge work surfaces over, brushed aluminium splash backs, stainless steel sink unit with single drainer and mixer tap over, wall unit housing gas fired boiler supplying domestic hot water and radiators, gas cooker (electric grill), space for fridge/freezer. Opening to:-

### **UTILITY**

5'2" x 4'11" (1.57 x 1.50)

Textured and covered ceiling, vinyl floor covering, power points, double radiator, plumbing provision for washing machine, UPVC double glazed door to rear garden, sliding door to:-

### **CLOAKROOM**

5'2" x 2'10" (1.57 x 0.86)

Textured and covered ceiling, vinyl floor covering, single radiator, UPVC double glazed window to rear, half height ceramic wall tiling, vanity surface with inset wash hand basin, low level WC.

### **BEDROOM ONE**

14'2" x 9'9" (4.32 x 2.97)

Textured and covered ceiling, power points, single radiator, UPVC double glazed window to front. Fitted wardrobe.

### **BEDROOM TWO**

12'8" max x 7'8" min (3.86 max x 2.34 min)

Textured and covered ceiling, power points, single radiator, window to rear. Built in wardrobe with sliding mirrored doors.

### **BEDROOM THREE**

9'0" x 8'5" min (2.74 x 2.57 min)

Textured and covered ceiling, power points, white aluminium double glazed double doors to :-

### **LEAN-TO CONSERVATORY**

16'10" x 7'4" (5.13 x 2.24)

Single glazed white aluminium with sliding door to rear garden.

### **SHOWER ROOM**

7'1" x 5'6" (2.16 x 1.68)

Textured and covered ceiling, vinyl floor tiles, single radiator, light shaver socket, UPVC double glazed window to side. Suite comprising 1180mm wide quadrant shower cubicle with full height composite back splash and fitted system mixer shower, part full height ceramic wall tiling, pedestal wash hand basin, low level WC.

### **OUTSIDE**

#### **FRONT**

Garden laid mainly to gravel with inset shrubs and plants, concrete path to the front entrance porch, concrete driveway supplying ample car standing and giving access to the garage and a gate giving pedestrian access to the rear.

#### **GARAGE**

16'3" x 9'0" max (4.95 x 2.74 max)

Up and over door. Window and personnel door to rear garden.

## REAR

Garden laid mainly to paving and enclosed mainly by fencing along with borders containing mature shrubs and plants.

## DIRECTIONS

Leave our Dersingham office by turning left onto Hunstanton road and continue straight over the traffic lights and head towards Snettisham. On entering the village continue round the sharp right hand bend and left hand bend and then take the next left into Strickland Avenue. Continue past Goose Green Road on the right and then take the next right into a close which is still Strickland Avenue. The property will be found towards the bottom on the left hand side.

## SERVICES

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

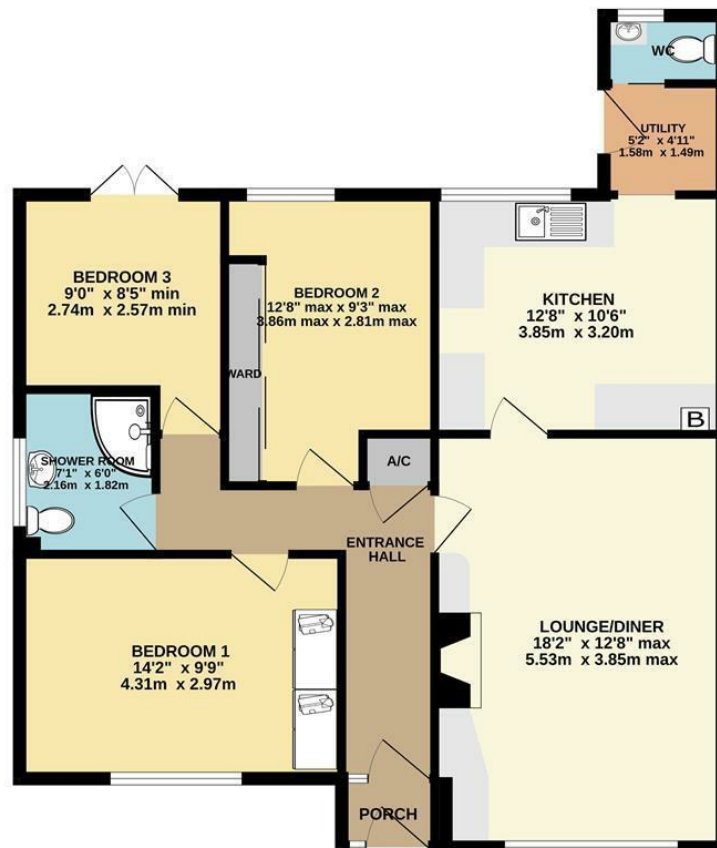
## COUNCIL TAX BAND

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

## ENERGY PERFORMANCE RATING

EPC - Band D

GROUND FLOOR  
871 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA: 871 sq.ft. (81.0 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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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.