

# Geoffrey & Collings Co

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**Price £280,000 Freehold**



## **54 West Hall Road, Dersingham, King's Lynn, PE31 6JF**

An extended semi detached bungalow being sold as a project to complete and offering accommodation including Entrance Hall, Kitchen, Lounge/Diner, Four Double Bedrooms together with partly completed Bathroom and Ensuite Shower Room. The property benefits from UPVC double glazing and gas fired central heating system including underfloor heating to the extended accommodation. Outside there is off road parking to the front and mature gardens to the side and rear. The recently completed building works include ample power outlets throughout, media cabling for TV points in all rooms except hall and bathroom, fixed shelving with LED lighting to the lounge/diner and bedrooms 2 and 3 and ceiling fans in the lounge/diner and all bedrooms (except bedroom 4).

The property is situated at the end of a cul-de-sac in a popular residential area within the 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. 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 FRONT ENTRANCE DOOR TO:-**

### **ENTRANCE HALL**

Plasterboard ceiling (requiring plastered skimmed finish), UPVC double glazed windows to front, power points, airing cupboard housing hot water storage cylinder.

### **KITCHEN**

15'10" max x 10'10" max (4.83 max x 3.3 max)

Skimmed ceiling, vinyl tiled floor, UPVC double glazed door and window to rear. Range of matching wall and base units together with round edged work surface to include breakfast bar, 1 1/2 single drainer composite sink with extending mixer tap over, integrated dishwasher and to include 'Range Master' cooking range and 'Samsung' American style fridge/freezer. Utility cupboard with plumbing for washing machine and vent for dryer.

### **LOUNGE/DINER**

17'9" max x 13'0" max (5.42 max x 3.97 max)

Skimmed ceiling, UPVC double glazed doors opening onto rear patio, designer radiator, power points.

### **BEDROOM ONE**

14'2" x 12'1" (4.32 x 3.68)

Skimmed ceiling, UPVC double glazed doors opening onto rear garden, power points.

### **POTENTIAL EN-SUITE**

9'10" x 2'11" (3 x 0.88)

UPVC double glazed window to side, room needs internal finishes and fittings.

### **BEDROOM TWO**

15'3" max x 9'11" (4.64 max x 3.02)

Skimmed ceiling, large loft access hatch with pull down ladder, UPVC double glazed window to front, power points, designer radiator.

### **BEDROOM THREE**

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

Skimmed ceiling, UPVC double glazed window to front, power points, designer radiator.

### **BEDROOM FOUR**

10'10" x 9'1" (3.31 x 2.78)

Skimmed ceiling with loft access hatch, UPVC double glazed window rear, power points.

### **BATHROOM**

8'6" x 6'4" (2.59 x 1.94)

Room needs completion of ceiling, wall and floor finishes and fitting out of walk-in shower but includes bath with system shower over, pedestal wash hand basin and low level WC. UPVC double glazed window side.

### **OUTSIDE**

#### **FRONT**

There is a concrete driveway to the front of the bungalow providing off street parking and leads to the side of the bungalow. Timber fence and gate leading to garden at side and rear.

## REAR

Enclosed side and rear garden laid mainly to lawn with beds containing mature shrubs and plants. Two timber sheds, paved patio area to the rear of the lounge/diner.

## SERVICES

We understand that main supply services of electricity, gas, water and drainage are connected to the property.

## COUNCIL TAX BAND

Band B = £1,655.23 for 2023/24.

## ENERGY RATING

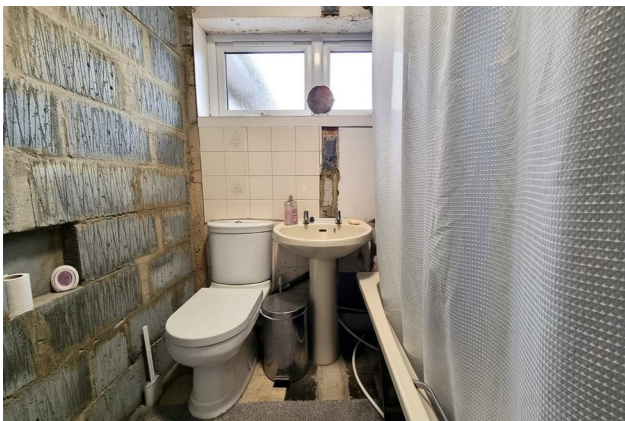
EPC - Band C.

## DIRECTIONS

Leave our Dersingham office by turning right onto Hunstanton Road and then turn left onto Post Office Road. Take the first turning right into Centre Vale and then take the second right into West Hall Road. Continue along West Hall Road and continue straight on at the left hand bend and the property will be found at the head of the cul-de-sac on the right hand side.

## 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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13 High Street  
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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.