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King's Lynn

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Dersingham

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www.geoffreycollings.co.uk

Price £250,000 Freehold



5 Prince Charles Close, Dersingham, King's Lynn, PE31 6JN

****NO ONWARD CHAIN**** - A mature semi detached bungalow offering accommodation including Entrance Hall, Kitchen, Lounge/Dining Room, Wet Room, Two Double Bedrooms and Garden Room/Summerhouse with Separate WC. The property which benefits from UPVC double glazing and gas central heating, has well maintained gardens to the front and rear along with ample off road parking an enclosed carport. The garage has been converted and now comprises a Utility Room and Store. Within the rear garden there is a large timber shed/workshop.

The property is situated in a popular location made up of similar properties within the sought after village of Dersingham. The village offers a wide range of facilities to include: doctors 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 London Kings Cross.

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

UPVC ENTRANCE DOOR AT THE SIDE TO:-

ENTRANCE HALL

Skimmed and coved ceiling, access to roof space, power points, single radiator, built in storage cupboard, cupboard housing gas fired boiler supplying domestic hot water and radiators. Doors to:-

KITCHEN

9'6" x 7'11" min (2.90 x 2.41 min)

Textured ceiling, tiled floor, power points, built in storage cupboard, UPVC double glazed windows to the front and side, plumbing provision for dishwasher. Range of 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, built in electric double oven, built in gas hob with extractor over, space for under counter fridge.

LOUNGE / DINING ROOM

17'9" x 10'11" max (5.41 x 3.33 max)

Textured and coved ceiling, power points, television point, telephone socket, triple radiator, UPVC double glazed window to front.

WET ROOM

6'11" x 5'9" (2.11 x 1.75)

Skimmed ceiling, wall extractor, UPVC double glazed window to side, chrome heated towel rail, shower area with fitted non-slip vinyl flooring, full height tiled surround and fitted electric shower, wash hand basin, low level WC.

BEDROOM ONE

12'11"0" x 10'10" (3.940.00 x 3.30)

Skimmed and coved ceiling, power points, single radiator, UPVC double glazed window to rear, UPVC double glazed door to rear. Range of fitted bedroom furniture including wardrobe and bedside units with overhead cupboards.

BEDROOM TWO

9'6" x 9'2" (2.90 x 2.79)

Skimmed ceiling, power points, television point, single radiator, UPVC double glazed double doors to :-

GARDEN ROOM / SUMMER HOUSE

9'5" x 7'11" (2.87 x 2.41)

Skimmed ceiling, laminate flooring, power points, UPVC double glazed window to rear, door to side, sliding door to:-

WC

4'9" x 3'2" (1.45 x 0.97)

Window to side, tiled floor, electric wall heater, low level WC, wash hand basin with tiled splash back.

OUTSIDE

FRONT

Garden laid mainly to gravel, brick weave driveway supplying car standing and giving access to the car port.

CAR PORT

24'5" max x 9'5" max (7.44 max x 2.87 max)

With poly carbonate roof, power up and over door to the front, external power points and lighting, access to the utility and store, gate giving access to the rear garden and door to the garden room/summer house.

CONVERTED GARAGE

Comprising :-

GARAGE UTILITY

8'6" x 4'9" (2.59 x 1.45)

Skimmed ceiling, tiled floor, UPVC double glazed window to front, door to front, plumbing provision for washing machine, electric bar heater, door to:-

GARAGE STORE / WORKSHOP

9'11" x 9'1" (3.02 x 2.77)

Power points, UPVC double glazed window to side, power and lighting.

REAR

Paved patio area off the rear of the bungalow to a long bench seat and leading onto the garden which is laid mainly to lawn and enclosed mainly by fencing with borders containing mature shrubs and plants. Paved path to :-

SHED /WORKSHOP

15'8" x 7'8" (4.78 x 2.34)

Timber construction with power and lighting, window and double doors to the rear garden.

DIRECTIONS

Leave our Dersingham office by turning right onto Hunstanton Road then left into Post Office Road. Take the first turning right into Centre Vale which in turn leads into Queen Elizabeth Drive. Continue round the left hand bend and then take the next right into Prince Charles Close. The property will be found further along on the left hand side.

SERVICES

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

COUNCIL TAX

Band B = £1,655.23 for 2023/24.

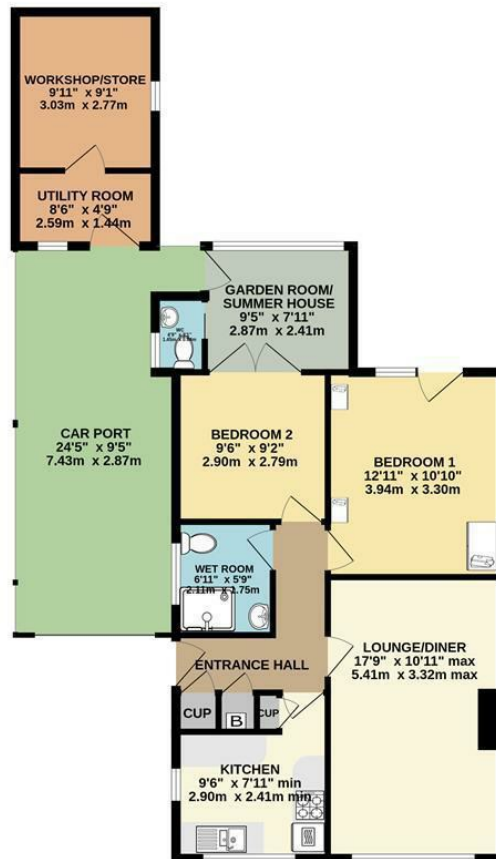
ENERGY RATING

EPC- C

AGENT NOTE

Decease estate. Probate granted 07/10/2023. Agents have a copy of the Grant on file.

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

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.