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**Price £280,000 Freehold**



## **17 Broadlands Close, Dersingham, King's Lynn, PE31 6YS**

An extended semi detached bungalow offering accommodation including Entrance Hall, Lounge/Diner, Kitchen, Conservatory, Shower Room and Three Double Bedrooms. The property has the benefit of gas fired central heating and UPVC double glazing (except garage window) along with off road parking, a single garage and gardens to the front, side and rear.

The property is situated at the end of a cul de sac in 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 DOUBLE DOORS TO:**

### **PORCH**

With UPVC double glazed door to:-

### **ENTRANCE HALL**

Textured and coved ceiling, power point, UPVC double glazed window to side, arched opening to:-

### **LOUNGE/DINING ROOM**

18'6" x 12'11" max (5.65 x 3.94 max)

Textured and coved ceiling, power points, television socket, single radiator, double radiator, UPVC double glazed window to front, gas fire set on brick surround and tiled hearth, door to Inner Hall and door to:-

### **KITCHEN**

12'1" x 7'6" (3.68 x 2.28)

Textured and coved ceiling, power points, tiled floor, single radiator, range of base and eye units with round edged work surfaces, tiled splash backs, stainless steel sink with single drainer and mixer tap over, fitted electric double oven, four ring ceramic hob with extractor fan in a pull out canopy over, plumbing for dishwasher, plumbing for washing machine, UPVC double glazed window and door to Conservatory.

### **CONSERVATORY**

10'10" max x 9'8" max (3.30 max x 2.94 max)

UPVC double glazing over a brick base, tiled floor, power points, UPVC double glazed door to front, UPVC double glazed single door to rear.

### **INNER HALL**

Textured and coved ceiling, power point, airing cupboard with radiator, storage cupboard, doors to Shower Room and Bedrooms.

### **SHOWER ROOM**

7'9" max x 5'5" max (2.36 max x 1.64 max)

Textured and coved ceiling, UPVC double glazed window to side, fully tiled walls, single radiator, suite comprising corner shower cubicle, wash hand basin to vanity unit and low level WC.

### **BEDROOM 1**

18'7" x 11'0" (5.67 x 3.35)

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

### **BEDROOM 2**

16'2" max x 9'7" max narrowing to 7'4" (4.92 max x 2.92 max narrowing to 2.23)

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

### **BEDROOM 3**

14'7" x 9'4" (4.45 x 2.84)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to side, access to roof space housing gas fired boiler (approximately 3 years old).

### **OUTSIDE**

#### **FRONT**

Shingled driveway supplying off road parking and leading to the garage. Lawned garden with stone chipped borders. Gate for pedestrian access to rear.

#### **GARAGE**

19'6" x 8'10" (5.95 x 2.70)

Up and over door, power and lighting, overhead storage space, window to rear, UPVC double glazed personnel door to side.

#### **SIDE**

Outside tap, lawned garden with borders containing mature shrubs and plants. Greenhouse and metal storage shed. Magnolia tree. Path leading round the property to a further garden area.

## REAR

Further lawned garden area with borders containing mature shrubs and plants. Paved patio area. Magnolia tree and pear tree.

## ENERGY RATING

Band C.

## COUNCIL TAX

Band B = £1,655.23 for 2023/24.

## SERVICES

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

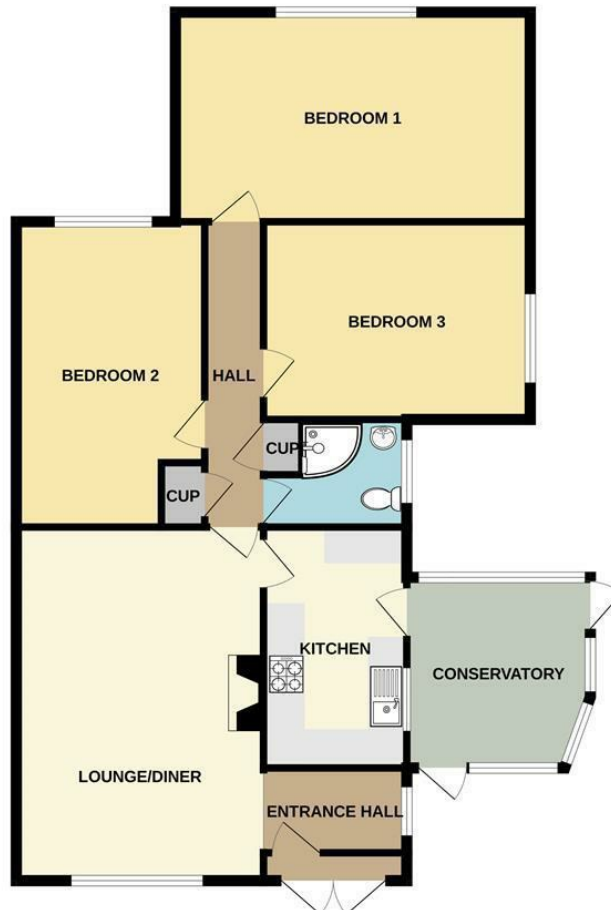
## DIRECTIONS

Leave our Dersingham office by turning left onto Hunstanton Road and at the traffic lights turn left into Station Road. Continue all the way along Station Road and take the turning on the left into Mountbatten Road and then the first turning right into Broadlands Close. Follow the road all the way down and continue towards the bottom and turn left where the property will be found at the end of the cul-de-sac directly ahead of you.

## IMPORTANT NOTE - ESTATE AGENTS ACT 1979

Please note that the vendor of this property is related to an employee of Geoffrey Collings & Co.

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.