

Geoffrey & Collings Co

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www.geoffreycollings.co.uk

Price £325,000 Freehold



24 Glebe Road, Dersingham, King's Lynn, Norfolk, PE31 6QA

****NO ONWARD CHAIN**** A mature detached bungalow offering accommodation including Entrance Hall, Kitchen/Breakfast Room, Lounge/Dining Room, Conservatory, Three Double Bedrooms and Bathroom. The property which requires a schedule of updating benefits from UPVC double glazing and gas central heating along with gardens to the front and rear, off road parking and a detached single garage.

The property is situated in a popular non estate position 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.

STORM PORCH

With UPVC double glazed front entrance door to:-

ENTRANCE HALL

Textured and coved ceiling, access to roof space, power point, single radiator, airing cupboard housing hot water cylinder, built in storage cupboard, doors to Bedrooms, Bathroom, Lounge/Dining Room and Kitchen/Breakfast.

KITCHEN/BREAKFAST

14'8" x 9'11" (4.47 x 3.02)

Textured and coved ceiling, vinyl floor covering, power points, double radiator, plumbing provision for washing machine, UPVC double glazed window to front, range of matching 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, space for cooker with cooker hood over, space for fridge freezer, UPVC double glazed door to side, door to:-

LOUNGE/DINING ROOM

20'7" x 13'9" min opening to 18'0" (6.27 x 4.19 min opening to 5.49)

Textured and coved ceiling, power points, television point, single radiator, two double radiators, UPVC double glazed window to side, feature fireplace set in a brick surround and side plinth with inset living flame gas fire having a back boiler supplying domestic hot water and radiators. Door to Entrance Hall, white aluminium double glazed sliding doors to:-

CONSERVATORY

15'5" x 8'2" (4.70 x 2.49)

UPVC double glazing over a brick base, double glazed glass roof, power points, vinyl floor covering, UPVC double glazed door to rear.

BEDROOM ONE

14'5" x 9'11" (4.39 x 3.02)

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

BEDROOM TWO

9'11" x 9'5" (3.02 x 2.87)

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

BEDROOM THREE

11'5" x 7'11" (3.48 x 2.41)

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

BATHROOM

7'6" x 6'3" (2.29 x 1.91)

Textured and coved ceiling, vinyl floor covering, single radiator, UPVC double glazed window to front, part ceramic wall tiling, suite comprising corner bath with full height tiled surround and electric shower over, pedestal wash hand basin, low level WC.

OUTSIDE

FRONT

The property has a low walled frontage with a gravel driveway at the side supplying car standing and leading to the garage at the rear along with a gate giving pedestrian access to the rear garden. The front garden is laid mainly to gravel with a variety of inset shrubs and plants, paved path to the front entrance door.

GARAGE

20'6" x 10'0" max (6.25 x 3.05 max)

A larger than average single garage with power roller door, power and lighting, UPVC double glazed window and UPVC double glazed personnel door to garden.

REAR

An enclosed garden laid mainly to gravel with borders containing mature shrubs and plants.

DIRECTIONS

Leave our Dersingham office by turning left on to Hunstanton Road, continue straight ahead at the traffic lights and then take the next left into Glebe Road. Continue along and turn right where the property will be found further along on the right hand side.

SERVICES

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

COUNCIL TAX

Band D = £2,128.15 for 2023/24.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D

GROUND FLOOR
1093 sq.ft. (101.5 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 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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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.