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King's Lynn

01553 774566

Dersingham

01485 500222

Terrington St Clement

01553 828012

Long Sutton

01406 362098

www.geoffreycollings.co.uk

Price £450,000 Freehold



11 Valley Rise, Dersingham, King's Lynn, PE31 6PS

A mature detached chalet that has been extended to provide spacious accommodation including Entrance Hall, Study, Conservatory, Bedroom Four, Utility, Bathroom, Kitchen, Living Room, Dining Room and Snug to the ground floor along with Landing Three Bedrooms and Shower Room to the first floor. This beautifully presented property which benefits from UPVC double glazing and gas central heating, has gardens to the front and rear along with ample off road parking, a car port and an adjoining workshop.

The property is situated in a popular residential location within the sought after 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.

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

GROUND FLOOR

UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Textured and coved ceiling, wood flooring, power points, double radiator, stairs to first floor Landing, doors to Kitchen, Utility, Bathroom, Living Room, Bedroom 4 and glazed panelled double doors to:-

STUDY

13'3" x 8'11" (4.04 x 2.72)

Textured and coved ceiling, laminate flooring, power points, double radiator, UPVC double glazed window to front, glazed panel double doors to :-

CONSERVATORY

13'8" x 8'2" (4.17 x 2.49)

UPVC double glazing, UPVC roof, laminate flooring, power points, double glazed sliding door to outside.

BEDROOM FOUR

9'10" x 9'4" (3.00 x 2.84)

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

KITCHEN

13'4" max x 9'4" max (4.06 max x 2.84 max)

Coved ceiling with inset spotlights, tiled floor, power points, UPVC double glazed window to side, single radiator, plumbing provision for dishwasher. Range of matching wall and base units with round edged work surfaces over, two tall boy units, pan drawer, breakfast bar, tiled splash backs, one and a half bowl stainless steel unit with single drainer and mixer tap over. Wall unit housing gas fired boiler supplying domestic hot water and radiators, two built in electric ovens, built in ceramic hob with stainless steel back splash, and circular black glass extractor over, UPVC double glazed door carport at the side.

UTILITY

8'11" x 4'2" min (2.72 x 1.27 min)

Skimmed ceiling with inset spotlights, ceramic wall tiling, window to Conservatory, tiled floor, plumbing provision for washing machine, round edged work surface.

BATHROOM

6'3" min opening to 9'6" max x 6'11" max (1.91 min opening to 2.90 max x 2.11 max)

Skimmed and coved ceiling with inset spotlights, laminate flooring, UPVC double glazed window to side, chrome heated towel rail. Suite comprising 'P' shaped bath with mixer tap and fitted system mixer shower over along with tiled splash back and over head shower rose, pedestal wash hand basin with tiled splash back, low level WC.

LIVING ROOM

26'2" x 11'0" max (7.98 x 3.35 max)

Skimmed and coved ceiling, wood flooring, power points, television point, UPVC double glazed window to rear, two double radiators, feature fire place with inset wood burner standing on a tiled hearth, opening through to :-

DINING ROOM

12'11" x 10'7" (3.94 x 3.23)

Skimmed ceiling with inset spotlights and UPVC double glazed lantern sky light with integral blind, wood flooring, power points, double radiator, UPVC double glazed double doors with side glazing to rear garden, glazed panel double doors to :-

SNUG

11'5" x 9'6" (3.48 x 2.90)

Skimmed ceiling with inset spotlights and UPVC double glazed lantern sky light with integral blind, television point, power points, double radiator, single radiator, UPVC double glazed window to rear.

FIRST FLOOR

LANDING

Textured and coved ceiling, access to roof space, power points, doors to :-

BEDROOM ONE

12'11" max x 10'11" (3.94 max x 3.33)

Textured ceiling, power points, double radiator, UPVC double glazed window to rear, two built in wardrobe recesses.

BEDROOM TWO

12'10" max x 10'8" (3.91 max x 3.25)

Textured ceiling, power points, single radiator, UPVC double glazed window to front, two built in wardrobes with double doors.

BEDROOM THREE

10'0" max x 6'7" max (3.05 max x 2.01 max)

(max room measurement excluding sloping ceiling)

Textured ceiling with inset spotlights, two double glazed velux sky lights, laminate flooring, power points, single radiator, airing cupboard housing hot water cylinder.

SHOWER ROOM

11'8" max x 2'4" min opening to 4'9" max (3.56 max x 0.71 min opening to 1.45 max)

Skimmed ceiling with inset spotlights, laminate flooring, UPVC double glazed window to side, single radiator. Built in shower cubicle with full height ceramic wall tiling, ceiling extractor and fitted system mixer shower, wash hand basin with tiled splashbacks set on a vanity unit with cupboard under, low level WC.

OUTSIDE

FRONT

Garden laid mainly to lawn with a front border containing mature shrubs and plants, concrete car standing to the left of the gate giving pedestrian access to the rear garden, gravel driveway to the right supplying car standing giving access to the carport.

CAR PORT

19'8" x 11'7" (5.99 x 3.53)

Polycarbonate roof. Outside tap. Door to workshop and door to kitchen.

WORKSHOP

13'8" x 10'0" max (4.17 x 3.05 max)

Power and lighting, UPVC double glazed window and UPVC double glazed personnel door to front.

REAR

Enclosed garden with paved patio area off the side of the dining room having borders containing mature shrubs and plants, lean-to garden shed to the rear of the dining room. Lawned garden area to the side with borders containing mature shrubs and plants along with a large timber garden shed (9'3" x 5'6") with window and double doors. To the side of the conservatory is a paved patio area onto a lawned garden area at the front with a further timber garden shed.

SERVICES

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

COUNCIL TAX

Band E = £2,601.07 for 2023/24.

ENERGY RATING

EPC - C

DIRECTIONS

Leave our Dersingham office by turning left onto Hunstanton Road and at the traffic lights turn left onto Station Road. Continue along Station Road and take the fourth turning on the right into Valley Rise where the property will be found further along on the left hand side.

SOLAR PANELS

We are advised that the PV panels on the roof are under a lease agreement. The lease is for 25 years and 3 months and commenced on 31/12/2015. Property benefits from being able to use the electricity produced by the panels. A copy of the lease is available to view at our Dersingham office.

GROUND FLOOR

1ST FLOOR





17 Blacktrians 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.