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www.geoffreycollings.co.uk

Price £325,000 Freehold



20 Jubilee Drive, Dersingham, King's Lynn, Norfolk, PE31 6YA

****NO ONWARD CHAIN**** A beautifully presented detached bungalow offering accommodation including: Entrance Hall, Kitchen/Diner, Living Room, Two Double Bedrooms and Bathroom. The property which was fully refurbished just over a year ago, benefits from UPVC double glazing and gas central heating and has well maintained gardens to the front and rear along with off-road parking and a detached single garage.

An ideal property for buyers wanting to move in straight away, with basically nothing to do and being situated in a popular 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 **DERSINGHAM OFFICE** office of Geoffrey Collings & Co.

COMPOSITE FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Skimmed and coved ceiling, access to part boarded roof space with light, power points, telephone socket, double radiator, cloaks cupboard, built-in storage cupboard. Doors to; kitchen/diner, living room, bedrooms and bathroom.

KITCHEN/DINER

11'4" x 10'5" (3.45m x 3.18m)

Skimmed and coved ceiling, laminate flooring, power points, double radiator, UPVC double glazed window to front, spaces and plumbing provision for washing machine and dishwasher, space for tumble drier, wall mounted gas fired boiler supplying domestic hot water and radiators, range of matching wall and base units with square edged work surfaces over, along with matching upstands, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, built-in Smeg electric oven, built-in ceramic hob with stainless steel extractor hood over, built-in fridge-freezer.

LIVING ROOM

13'7" x 11'5" (4.14m x 3.48m)

Skimmed and coved ceiling, power points, television point, telephone socket, double radiator, UPVC double glazed double doors to rear.

BEDROOM ONE

12'7" min x 7'10" min opening to 10'5" max (3.84m min x 2.39m min opening to 3.18m max)

Skimmed and coved ceiling, power points, double radiator, UPVC double glazed window to rear, range of fitted wardrobes.

BEDROOM TWO

14'5" max x 7'4" max (4.39m max x 2.24m max)

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

BATHROOM

8'5" x 5'6" min (2.57m x 1.68m min)

Skimmed and coved ceiling with inset spotlights, tiled effect laminate flooring, UPVC double glazed window to side, half height ceramic wall tiling, heated towel rail, wall extractor. Suite comprising spa bath with central mixer tap and shower attachment over, built-in shower cubicle with full height ceramic wall tiling and fitted system mixer shower, vanity combi unit with inset wash hand basin and cupboards under, low level WC with concealed cistern.

OUTSIDE

FRONT

Garden laid to lawn with inset shrubs, brickweave driveway supplying car standing and giving access to the garage at the rear along with a gate giving pedestrian access to the rear garden, outside tap.

GARAGE

15'8" x 8'8" max (4.78m x 2.64m max)

Up and over door, power and lighting.

REAR

Natural stone patio across the rear of the bungalow which leads onto an enclosed garden laid partly to lawn and further matching patio areas, timber summer house to the rear of the garage, external power points and lighting.

DIRECTIONS

Leave our Dersingham office by turning left onto Hunstanton Road and at the traffic lights turn left into Station Road. Take the fourth turning right into Valley Rise and then the first left into Jubilee Drive. Proceed round the right hand bend and the property will be found further along on the right hand side.

AGENT'S NOTE

The whole property was renovated just over a year ago which included; new ceilings, woodwork, plumbing, windows, doors, central heating, replastered, electrics, garage roof and door.

SERVICES

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

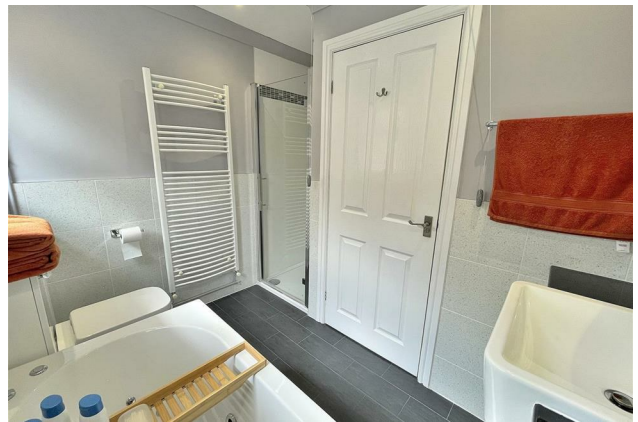
COUNCIL TAX BAND

Band C - £1985.50 for 2024/2025

ENERGY PERFORMANCE RATING

Rate C





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King's Lynn
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PE30 1NN

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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.