

Geoffrey & Collings Co

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www.geoffreycollings.co.uk

Offers In Excess Of £350,000 Freehold



16 Earl Close, Dersingham, King's Lynn, Norfolk, PE31 6XZ

A well presented detached bungalow offering spacious accommodation including:- Entrance Hall, Lounge/Dining Room, Kitchen, Bathroom, Three Double Bedrooms and En Suite to Master Bedroom. The property which has the benefit of gas fired central heating and UPVC double glazing, has ample off road parking to a single detached garage along with well kept low maintenance gardens to the front and rear.

The property is situated in a popular area 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 **DERSINGHAM OFFICE** office of Geoffrey Collings & Co.

COMPOSITE ENTRANCE DOOR AT THE SIDE TO:-

ENTRANCE HALL

Textured and coved ceiling, power points, double radiator, telephone socket, access to roof space with ladder and lighting, cupboard housing gas fired boiler supplying domestic hot water and radiators, doors to Kitchen, Lounge, Bedrooms and Bathroom.

LOUNGE / DINING ROOM

23'1" x 17'9" max (7.04 x 5.41 max)

A double aspect room with UPVC double glazed windows to the side and rear, textured and coved ceiling, power points, two double radiators, telephone point, telephone socket, gas fire set in marble effect hearth and surround, UPVC sliding doors to rear, door to :-

KITCHEN

12'5" max x 11'9" max (3.78 max x 3.58 max)

Textured and coved ceiling, power points, vinyl flooring, range of matching wall and base units with square edged work surfaces over, tiled splash backs, one and a half bowl stainless steel sink with single drainer and mixer tap over, space for Range cooker with extractor hood over, plumbing for dishwasher and washing machine, space for under counter fridge, UPVC double glazed window and door to side, door to Entrance Hall.

BATHROOM

8'3" x 7'9" (2.51 x 2.36)

Textured and coved ceiling, vinyl flooring, UPVC double glazed window to side, suite comprising panelled bath, corner wash hand basin to vanity unit and low level WC, tiled splash backs, chrome heated towel rail.

BEDROOM ONE

9'10" x 9'1" excluding wardrobes (3.00 x 2.77 excluding wardrobes)

Textured and coved ceiling, power points, double radiator, television point, UPVC double glazed window to front, sliding mirrored doors to fitted wardrobes, door to: -

EN SUITE

7'7" max x 3'2" (2.31 max x 0.97)

(Max measurements into shower cubicle)

Textured and coved ceiling, vinyl flooring, chrome heated towel rail, suite comprising shower cubicle with electric shower, wash hand basin and low level WC, tiled splash backs, UPVC double glazed window to side.

BEDROOM TWO

11'7" x 9'10" (3.53 x 3.00)

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

BEDROOM THREE

11'4" x 8'6" excluding wardrobes (3.45 x 2.59 excluding wardrobes)

Textured and coved ceiling, power points, double radiator, UPVC double glazed window to side, sliding doors to fitted wardrobes.

OUTSIDE

FRONT

The property has ample off road parking for several vehicles leading to the detached single garage. The front garden is mainly shingled with a picket fence and raised beds containing shrubs and plants. Gates at either sides of the property providing pedestrian access to the rear.

GARAGE

11'6" max x 9'4" (3.51 max x 2.84)

Up and over door, power and lighting, window to side, door to :-

STORE/UTILITY

5'11" x 9'4" (1.80 x 2.84)

Space for tumble dryer, power points, wall and base units with work surfaces, door to main Garage, door to rear garden.

REAR

A low maintenance garden being fully enclosed by fencing and mainly laid to shingle with a raised sleeper bed containing shrubs and plants, outside tap, timber garden shed and a paved patio area.

ADDITIONAL NOTES

ENERGY RATING

Rating C.

COUNCIL TAX

Band D = £2,128.15 for 2023/24.

SERVICES

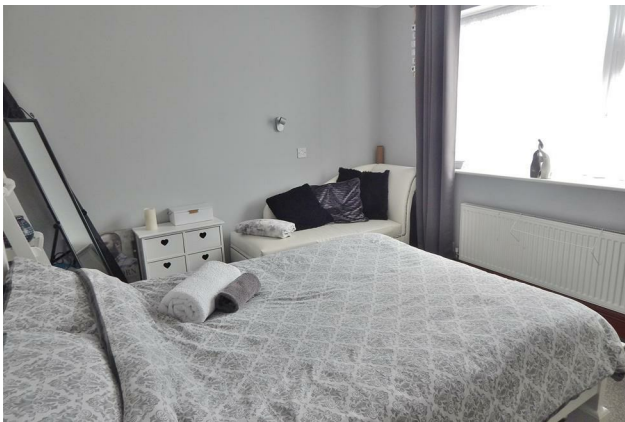
We understand that gas, water, electricity and drainage are connected to the property.

DIRECTIONS

Leave our Dersingham office by turning right onto Hunstanton Road heading towards Kings Lynn and turn right by the Co-op Store into Mountbatten Road. Take the next turning right into Earl Close where the property will be found further along on the right hand side.

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.