

Geoffrey & Collings Co

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King's Lynn

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Dersingham

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Terrington St Clement

01553 828012

Long Sutton

01406 362098

www.geoffreycollings.co.uk

Price £365,000 Freehold



28 Tudor Way, Dersingham, King's Lynn, Norfolk, PE31 6LX

NO ONWARD CHAIN A mature Detached, "Upside Down" House set on an elevated position with delightful accommodation including: Entrance Hall, Two Bedrooms and Shower Room to the ground floor along with Lounge/Dining Room, Kitchen, Conservatory, Master Bedroom and Bathroom to the first floor. The property which gives delightful views from the front balcony overlooking the village, benefits from UPVC double glazing and gas central heating, has off-road parking to the front, along with an integral garage and a pleasant split level garden to the rear.

The property is 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 **GEOFFREY COLLINGS AND CO** office of Geoffrey Collings & Co.

COMPOSITE FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Skimmed and coved ceiling, tiled floor, underfloor heating, power points, telephone socket, single radiator, stairs to first floor, doors to:-

BEDROOM TWO

13'4" x 9'0" (4.06 x 2.74)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window with integral folding shutters to the front, built in storage cupboard.

BEDROOM THREE

9'10" x 7'5" max (3.00 x 2.26 max)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window with integral folding shutters to the front.

SHOWER ROOM

7'1" x 5'9" (2.16 x 1.75)

Skimmed ceiling with inset spot lights, tiled floor, underfloor heating, full height ceramic wall tiling, wall extractor, UPVC double glazed window to side, chrome heated towel rail, suite comprising 985mm wide corner shower cubicle with full height ceramic wall tiling, and fitted system mixer shower, wash hand basin set on a vanity unit with cupboard under along with a lit vanity mirror over, low level WC.

FIRST FLOOR

LOUNGE/DINING ROOM

32'10" max x 16'8" max narrowing to 9'2" (10.01 max x 5.08 max narrowing to 2.79)

Skimmed and coved ceiling, power points, television point, telephone socket, two double radiators, UPVC double glazed windows with integral folding shutters to the front, UPVC double glazed sliding door with integral shutters to the balcony at the front, fitted living flame effect electric fire, built-in linen cupboard, stairs to ground floor, door to inner hall, door to:-

KITCHEN

13'3" x 10'9" (4.04 x 3.28)

Textured and coved ceiling with inset spot lights, power points, vertical radiator, plumbing provision for washing machine, UPVC double glazed window to rear, range of matching wall and base units with white gloss doors and round edged work surfaces over, tiled splash backs, matching tall boy unit, wall mounted gas fired boiler supplying domestic hot water and radiators, composite one and a half bowl sink unit with single drainer and mixer tap over, water softener under sink, built-in electric oven, built-in microwave, built-in ceramic hob with cooker hood set in a pull out canopy over, UPVC double glazed door to:-

CONSERVATORY

16'9" x 10'5" (5.11 x 3.18)

UPVC double glazing over a brick base with a pitched double glazed glass roof, power points, electric radiator, UPVC double glazed doors to rear:-

INNER LOBBY

Skimmed ceiling, power points, door to the lounge/dining room, doors to:-

BEDROOM ONE

12'9" max x 10'9" max (3.89 max x 3.28 max)

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

BATHROOM

7'5" min opening to 10'9" max x 6'0" max (2.26 min opening to 3.28 max x 1.83 max)

Textured and coved ceiling, access to roof space, ceiling extractor, airing cupboard housing hot water cylinder, UPVC double glazed window to rear, chrome heated towel rail, suite comprising; corner bath with mixer tap and shower attachment over along with tiled splash backs, wash hand basin with tiled splash back set on a vanity unit with cupboard under, low level WC with tiled splash back.

OUTSIDE

FRONT

Laid mainly to brickweave and giving access to the garage along with two square gravelled borders, access at the left to steps leading to a gate giving pedestrian access to the rear. To the right is a gate giving pedestrian access to the bin storage area.

GARAGE

16'9" x 9'8" (5.11 x 2.95)

Powered up and over door, power and lighting, water tap, gas meter and electricity meter.

REAR

Brick weave path around the conservatory leading on to a gravelled garden with sleeper edged borders containing mature shrubs and plants. Rockery border containing shrubs and plants. Timber garden shed. Steps up to the upper level, again with sleeper edged borders containing mature shrubs and plants. From here is a stepped path leading to a brick weave patio area at the very top right hand corner of the garden which backs on to meadowland.

CABIN/STUDIO

13'11" x 8'0" (4.24 x 2.44)

A "Cranes" timber construction cabin/studio with power and lighting, double glazed windows to the front and side, double glazed door to front.

DIRECTIONS

Leave our Dersingham office by turning right on to Hunstanton Road and then take the first left into Post Office Road. At the T-junction turn left on to Chapel Road and then take the next right in to Saxon Way. Turn right into Tudor Way and follow the road to the top and round the left hand bend where the property will be found immediately on the right hand side.

SERVICES

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

COUNCIL TAX BAND

Band - D - £2233.70 for 2024/2025

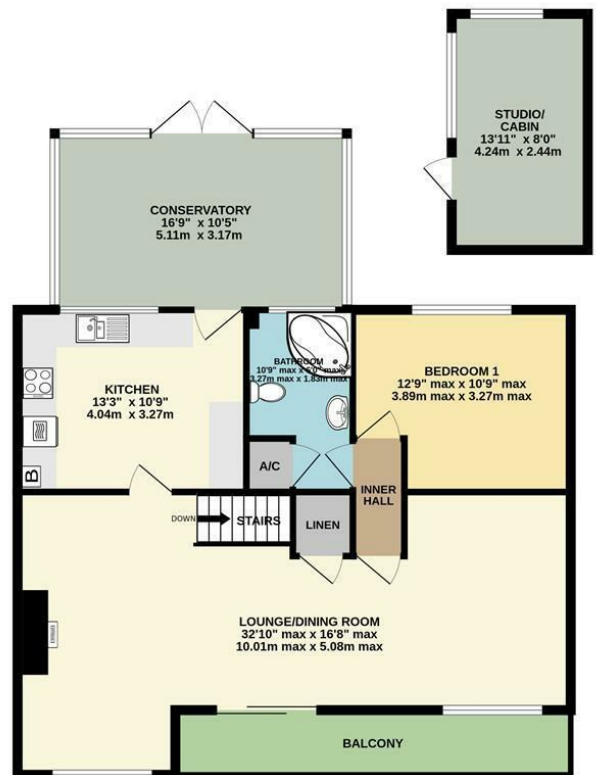
ENERGY PERFORMANCE CERTIFICATE

EPC Rating - tbc

GROUND FLOOR



FIRST FLOOR





17 Blacktrials 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.