

# Geoffrey & Collings Co

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**Price £250,000 Freehold**



**50 West Hall Road, Dersingham, King's Lynn, PE31 6JF**

**\*\*NO ONWARD CHAIN\*\*** A mature semi-detached bungalow offering accommodation including: Entrance Hall, Kitchen, Lounge/Dining Room, Two Double Bedrooms, Conservatory and Shower Room. The property which benefits from UPVC double glazing and gas central heating has well maintained gardens to the front and rear along with ample off-road parking and a large carport.

The property is situated in a popular location, made up of similar properties, 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.

## **UPVC ENTRANCE DOOR AT SIDE TO:-**

### **ENTRANCE HALL.**

Textured and coved ceiling, access with ladder to loft space, power points, single radiator, airing cupboard housing gas fired boiler supplying domestic hot water and radiators. Doors to bedrooms, shower room, kitchen and lounge/diner.

### **KITCHEN**

9'6" x 8'1" min (2.90m x 2.46m min)

Textured and coved ceiling, power points, UPVC double glazed window to front, single radiator, plumbing provision for washing machine. Range of matching wall and base units with round edged work surfaces over, tiled splash backs, stainless steel sink with single drainer and mixer tap over, built-in electric oven, built-in gas hob with cooker hood over. Space for fridge/freezer.

### **LOUNGE/DINING ROOM**

17'10" x 10'10" max (5.44m x 3.30m max)

Textured and coved ceiling, power points, telephone socket, television point, double radiator UPVC double glazed window to front. Feature fireplace with inset living flame gas fire.

### **BEDROOM ONE**

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

(max room measurements excluding fitted bedroom furniture). Textured and coved ceiling, power points, single radiator, UPVC double glazed window to rear. Range of fitted bedroom furniture including wardrobes, drawers and overhead cupboards.

### **BEDROOM TWO**

9'6" x 9'2" (2.90m x 2.79m)

Textured and coved ceiling, power points, double radiator, television point, UPVC double glazed double doors to :-

### **CONSERVATORY**

8'10 x 8'3" (2.69m x 2.51m)

UPVC double glazing over a brick base. Pitched double glazed glass roof. Vinyl floor covering, power points, electric wall heater, UPVC double glazed double doors to rear.

### **SHOWER ROOM**

6'10" x 5'8" (2.08m x 1.73m)

Textured and coved ceiling, Vinyl floor covering, UPVC double glazed window to side, part ceramic wall tiling, chrome heated towel rail. Suite comprising; corner quadrant shower cubicle with full height composite back splash and fitted system mixer shower. Vanity combi unit with integral wash hand basin and low level WC with concealed cistern.

### **LOFT SPACE**

16'8" max x 10'0" min (5.08m max x 3.05m min)

Boarded and carpeted with lighting and pine panelling to the ceiling and the walls. Single radiator.

### **OUTSIDE**

#### **FRONT**

A well maintained garden laid mainly to lawn with shaped borders containing mature shrubs and plants. Gravel driveway supplying car standing and giving access to the car port at the side.

#### **CAR PORT**

Brick weave base. Outside tap and gate giving pedestrian access to the rear.

## REAR

A well-maintained enclosed garden laid mainly to lawn with borders containing mature shrubs and plants. Low walled paved patio area with a timber pergola over.

## GARDEN SHED

20'0" max x 7'1" max (6.10m max x 2.16m max)

Power and lighting. Cupboards and work surface, window and personnel door to rear garden.

## DIRECTIONS

Leave our Dersingham office by turning right onto Hunstanton Road and then turn left into Post Office Road. Take the first turning right into Centre Vale and then take the second right into West Hall Road. Continue round the bend at the bottom, straight ahead over the junction and the property will be found on the right hand side.

## SERVICES

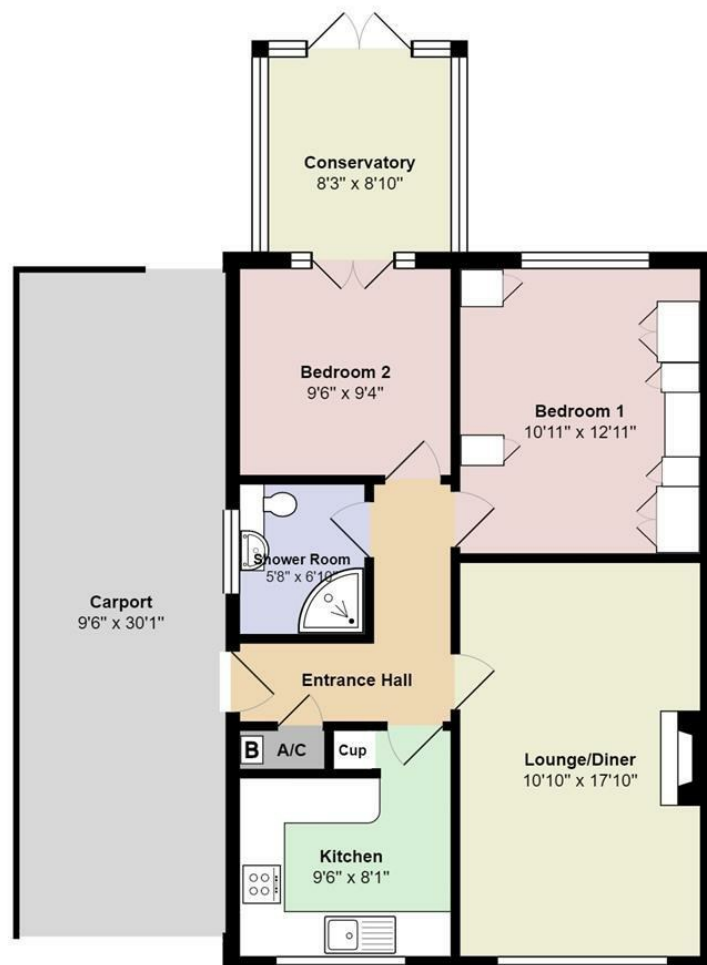
Mains electricity, mains gas, mains water, mains drainage.

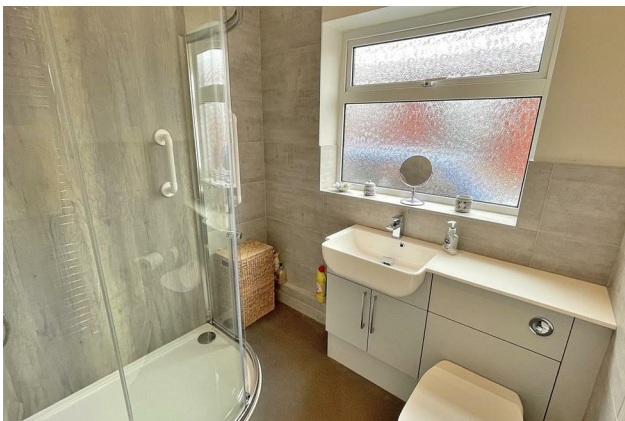
## COUNCIL TAX BAND

Band - B

## ENERGY RATING

EPC - C





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Norfolk  
PE30 1NN

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Dersingham  
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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.