

Geoffrey & Collings Co

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www.geoffreycollings.co.uk

Price £400,000 Freehold



62 Station Road, Roydon, King's Lynn, PE32 1AW

A mature detached chalet bungalow that has been extended to provide spacious accommodation including: Entrance Hall, Kitchen, Dining Room (or fourth Bedroom), Living Room, Garden Room, Bedroom One and Shower Room to the ground floor, along with Landing, Two Double Bedrooms and Bathroom to the first floor. The property which benefits from air source central heating and UPVC Double Glazing has good sized gardens to the front and rear along with ample off-road parking and a detached single garage.

The property is situated within the popular village of Roydon, approximately 6 miles equally from Dersingham and King's Lynn. There are a few local services around the area but the village benefits from being on a bus route to Kings Lynn, a large market town with a full range of facilities associated with a town of this size along with the added benefit of a direct rail link to London Kings Cross.

For further details and viewing arrangements in respect of the property, please contact our **DERSINGHAM OFFICE** office of Geoffrey Collings & Co.

STORM PORCH WITH UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Skimmed and coved ceiling, laminate flooring, power points, telephone socket, double radiator, stairs to first floor landing, under stairs cupboard. Doors to; kitchen, living room, dining room, bedroom one and shower room.

KITCHEN

13'7" max x 11'11" max (4.14m max x 3.63m max)

Skimmed and coved ceiling, tiled floor, power points, UPVC double glazed windows to the front and side, plumbing provision for dishwasher, range of matching wall and base units with round edged work surfaces over, tiled splash backs, one and a half bowl sink unit with single drainer and mixer tap over, built-in electric oven, built-in ceramic hob with extractor hood over, space for American style fridge freezer, UPVC double glazed door to side, utility cupboard with power and lighting along with plumbing provision for washing machine, the air source heat pump and hot water cylinder.

DINING ROOM

12'4" x 12'0" (3.76m x 3.66m)

(Could be used as a fourth bedroom). Skimmed and coved ceiling, laminate flooring, power points, single radiator, UPVC double glazed window to front, glazed double doors to the living room.

LIVING ROOM

23'5" x 12'1" (7.14m x 3.68m)

Skimmed and coved ceiling, laminate flooring, power points, television points, UPVC double glazed bow window to rear, three double radiators, feature wall mounted living flame effect focal point electric fire, glazed double doors to:-

GARDEN ROOM

11'11" max x 20'9" max (3.63m max x 6.32m max)

Skimmed ceiling with inset spot lights and a large feature UPVC double glazed glass lantern sky light, tiled floor, power points, UPVC double glazed windows to the side and rear, UPVC double glazed bi-fold door with a single UPVC double glazed door to the rear.

BEDROOM ONE

13'7" max x 10'1" max (4.14m max x 3.07m max)

Skimmed and coved ceiling, laminate flooring, double radiator, UPVC double glazed window to side, built-in wardrobe with sliding mirrored doors, glazed double doors to garden room.

SHOWER ROOM

6'11" max x 5'0" min (2.11m max x 1.52m min)

Skimmed and coved ceiling, tiled floor, ceiling extractor, single radiator, half height ceramic wall tiling, window to garden room, built-in shower cubicle with full height ceramic wall tiling and fitted system mixer shower, combi vanity unit with inset wash hand basin and cupboards under, low level WC with concealed cistern.

FIRST FLOOR LANDING

Skimmed ceiling. Doors to:-

BEDROOM TWO

17'5" max narrowing to 8'5" x 16'9" max (5.31m max narrowing to 2.57m x 5.11m max)

Skimmed ceiling with inset spot lights, power points, double radiator, UPVC double glazed windows to the front and rear, access to eaves storage.

BEDROOM THREE

12'0" max x 12'0" max (3.66m max x 3.66m max)

(max room measurements excluding sloping ceilings) Skimmed ceiling with inset spot lights, power points, double radiator, UPVC double glazed windows to the front and rear, accesses to eaves storage.

BATHROOM

8'6" x 5'4" min (2.59m x 1.63m min)

Skimmed and coved ceiling with inset spot lights, ceiling extractor, laminate flooring, single radiator, UPVC double glazed window to rear, full height ceramic wall tiling, suite comprising; 'P' shaped bath with mixer tap and shower attachment over along with a curved glass shower screen, vanity combi unit with inset wash hand basin and cupboards, low level WC with concealed cistern.

OUTSIDE

FRONT

The property has a hedged frontage with a gravelled driveway supplying ample car standing which leads to gates at the side which give vehicular access to the garage. The garden is laid mainly to bark chippings with further gravelled and slate borders containing a variety of mature shrubs and plants. Paved patio area across the front of the property, the side is laid mainly to paving and gives access to the garage and pedestrian access to the rear.

GARAGE

14'3" x 9'5" (4.34m x 2.87m)

Timber double doors, power and lighting, UPVC double glazed windows to the side and rear, UPVC double glazed personnel door to the side.

REAR

Paved patio area across the rear of the property with a low wall and railings, along with a gate leading onto the garden. The garden is laid mainly to lawn with shaped borders containing mature shrubs and plants along with inset mature trees, two raised boxed flower beds, paved path to an arbour in the bottom left corner of the garden, greenhouse, timber garden shed, outside tap, air source unit.

DIRECTIONS

Leave King's Lynn via the A148 and at the Knights Hill Roundabout with the A149 continue straight ahead on the A148 towards Fakenham. Turn immediately right and head on Lynn Road towards Grimston. On reaching Roydon at the staggered cross roads turn left into Station Road. Continue passed the Union Jack Pub on your right and the property will be found further along on the right hand side.

SERVICES

Mains electricity, mains water, mains drainage, air source central heating.

COUNCIL TAX BAND

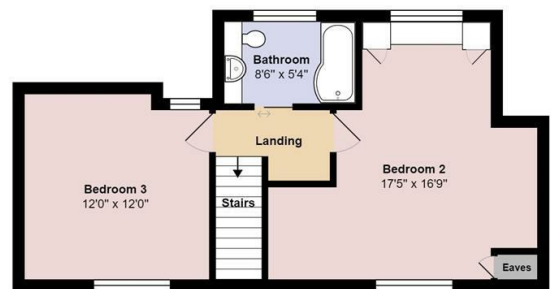
Band C - £1943.09 for 2024-2025

ENERGY PERFORMANCE RATING

Rate - tbc



GROUND FLOOR



FIRST FLOOR

Total Area: 1683 ft²



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

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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;

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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.

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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.