

Geoffrey & Collings Co

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Price £325,000 Freehold



57 Goose Green Road, Snettisham, King's Lynn, PE31 7PW

**** NO ONWARD CHAIN**** A larger version mature detached bungalow offering accommodation including: Entrance Hall, Cloakroom, 18ft Kitchen/Diner, 20ft Living Room, Conservatory, Two Double Bedrooms and Shower Room. The property which benefits from UPVC double glazing and gas central heating has gardens to the front and rear along with off-road parking and a single garage with adjoining workshop.

The property is situated in a popular location within the sought after village of Snettisham, which is conveniently located just a short drive from the seaside town of Hunstanton. The village offers a range of facilities to include; primary school, pharmacy, hairdressers, doctors surgery, vets and public houses. There are regular bus services to the nearby towns and the property is approximately 3 miles to Snettisham beach.

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

UPVC SIDE ENTRANCE DOOR TO:-

ENTRANCE HALL

Textured and coved ceiling, access to roof space, vinyl floor covering, power points, single radiator, cloaks cupboard, doors to Kitchen/Diner, Living Room, Bedrooms and Shower Room. Door to:-

CLOAKROOM

6'5" max x 2'10" max (1.96 max x 0.86 max)

Textured and coved ceiling, vinyl floor covering, UPVC double glazed window to side, single radiator, part ceramic wall tiling, wash hand basin with tiled splash back set on a vanity unit with a cupboard under.

KITCHEN/DINER

18'2" x 11'2" (5.54 x 3.40)

Textured and coved ceiling. Vinyl floor covering, power points, 2 single radiators, plumbing provision for washing machine, UPVC double glazed windows to the side and rear. Range of matching wall and base units with round edged work surfaces over, tiled splash backs, one & a half bowl stainless steel sink unit with single drainer and mixer tap over, space for cooker with cooker hood set in a pull out canopy over, space for fridge/freezer, UPVC double glazed door to side.

LIVING ROOM

20'5" x 11'7" max (6.22 x 3.53 max)

Textured and coved ceiling, power points, television point, telephone socket, 2 single radiators, UPVC double glazed window to side, feature fireplace with inset living flame gas fire, UPVC double glazed double doors to :-

CONSERVATORY

12'6" x 6'4" (3.81 x 1.93)

UPVC double glazing, poly carbonate roof, laminate flooring, power points, UPVC double glazed doors to rear garden.

BEDROOM ONE

11'3" x 10'9" min (3.43 x 3.28 min)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to front, built-in wardrobes.

BEDROOM TWO

11'7" x 10'9" min (3.53 x 3.28 min)

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

SHOWER ROOM

8'0" max x 7'10" max (2.44 max x 2.39 max)

Textured and coved ceiling, vinyl floor covering, UPVC double glazed window to side, single radiator, airing cupboard housing gas fired boiler supplying domestic hot water and radiators, part ceramic wall tiling. Suite comprising 1175mm wide 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 mainly to gravel with inset shrubs and plants, gate at the left side of the bungalow giving pedestrian access to the rear. Concrete driveway to the right side supplying car standing and giving access to the garage at the rear.

GARAGE

16'1" x 9'0" max (4.90 x 2.74 max)

Power roller door. Power and lighting, window and personnel door to the side.

WORKSHOP

9'0" max x 7'9" (2.74 max x 2.36)

Adjoining the rear of the garage with power and lighting, window to rear, personnel door to rear garden.

REAR

Covered decking patio area off the side of the conservatory and leading onto the garden laid mainly to lawn and enclosed mainly by fencing with borders containing shrubs and plants. Paved patio area at the rear right of the garden, path to the left side leading to the kitchen door and front. Outside tap.

DIRECTIONS

Leave our Dersingham office by turning left onto Hunstanton Road, continuing straight ahead over the traffic lights and out of the village. On entering Snettisham continue around the right hand bend, then the left hand bend and take the next left into Strickland Avenue. Take the next right into Goose Green Road and the property will be found further along on the right hand side.

SERVICES

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

COUNCIL TAX BAND

Band - D = £2237.80* for 2024/25

ENERGY RATING

EPC - D

IMPORTANT NOTE

We understand that the property has had "spray foam insulation" in the roof. We advise all potential buyers to seek advice from their mortgage lender and surveyor before committing to a purchase, as some lenders will not lend on this type of installation

GROUND FLOOR
951 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.