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Price £325,000 Freehold



36 Philip Nurse Road, Dersingham, King's Lynn, PE31 6WH

**** NO ONWARD CHAIN**** A mature detached bungalow offering accommodation including Entrance Hall, Cloakroom, Kitchen, Lounge/Dining Room, Three Bedrooms 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 single garage.

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.

STORM PORCH

UPVC front entrance door to :-

ENTRANCE HALL

Textured and coved ceiling, access to roof space, laminate flooring, power point, telephone socket, single radiator. Airing cupboard housing hot water cylinder. Doors to bedrooms, shower room, lounge/diner and kitchen. Door to :-

CLOAKROOM

5'7" x 2'6" (1.70 x 0.76)

Textured and coved ceiling, laminate flooring, single radiator UPVC double glazed window to front, half height ceramic wall tiling, low level WC, corner wash hand basin.

KITCHEN

10'2" x 10'1" min (3.10 x 3.07 min)

Textured and coved ceiling, power points, tiled floor, single radiator, UPVC double glazed window to rear, plumbing provision for washing machine, wall mounted gas fired boiler supplying domestic hot water and radiators. Range of matching wall and base units with round edged work surfaces over, tiled splash backs 1 1/2 bowl stainless steel sink unit with single drainer and mixer tap over, built-in electric oven, built-in gas hob with stainless steel extractor hood over, space for fridge/freezer, UPVC double glazed door to side.

LOUNGE/DINING ROOM

17'10" x 11'6" (5.44 x 3.51)

Textured and coved ceiling, laminate flooring, power points, television point, double radiator, UPVC double glazed window to rear. Feature ornamental fire place and hearth, double glazed white aluminum sliding door to rear.

BEDROOM ONE

11'9" x 11'1" (3.58 x 3.38)

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

BEDROOM TWO

9'0" min x 8'10" (2.74 min x 2.69)

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

BEDROOM THREE

11'9" x 7'5" (3.58 x 2.26)

Textured and coved ceiling, laminate flooring, power points, single radiator, UPVC double glazed window to side.

SHOWER ROOM

6'11" x 6'6" (2.11 x 1.98)

Textured and coved ceiling, tiled floor, single radiator, part ceramic wall tiles, wall extractor, UPVC double glazed window to side, shaver socket. Suite comprising 1175mm wide shower cubicle with full height ceramic wall tiling and fitted electric shower, pedestal wash hand basin, low level WC.

OUTSIDE

FRONT

Garden laid mainly to gravel with a central square border with slate chippings and inset shrubs. Asphalt driveway supplying car standing with gates giving vehicular access to garage at the rear along with a gate giving pedestrian access to the rear garden

GARAGE

16'10" x 9'0" max (5.13 x 2.74 max)

Up and over door, power and lighting, UPVC double glazed window to side, UPVC personnel door to side.

REAR

Paved patio area across the rear of the bungalow. Garden laid mainly to lawn and enclosed mainly by fencing with borders containing mature shrubs and plants. 9'6" x 7'6" timber garden shed behind the garage. Outside tap.

DIRECTIONS

Leave our Dersingham office by turning right onto Hunstanton Road and take the first turning right into Mountbatten Road next to the Co-Op supermarket. Take the second left into Philip Nurse Road and the property will be found towards the bottom on the right hand side.

SERVICES

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

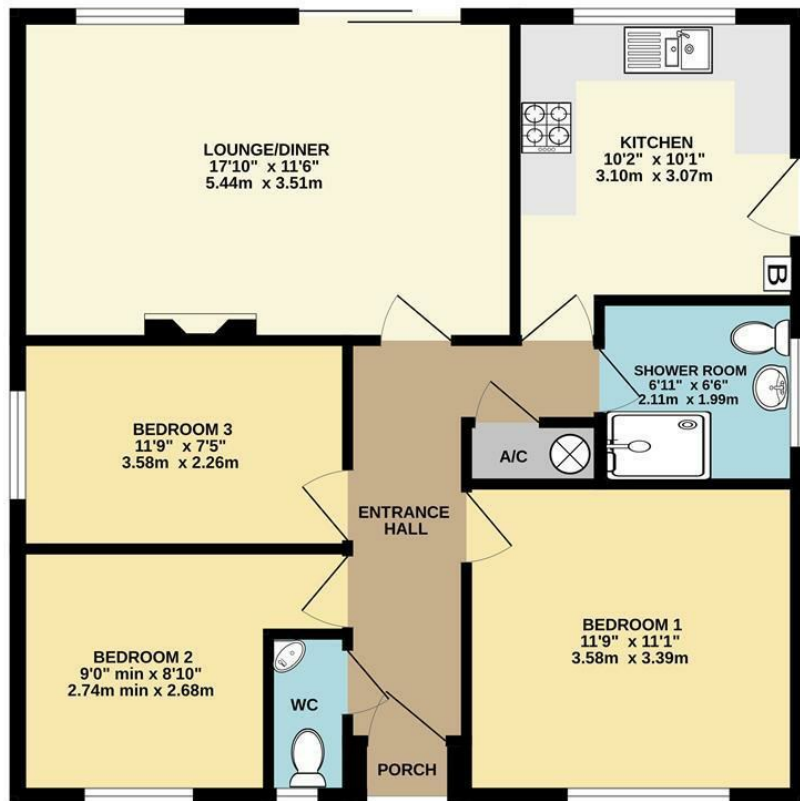
COUNCIL TAX BAND

Band - C = £1891.69 for 2024/25

ENERGY RATING

EPC Rating D

GROUND FLOOR
766 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.1 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.