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Offers In Excess Of £350,000 Freehold



7 Smithy Road, Ingoldisthorpe, King's Lynn, Norfolk, PE31 6PA

A modern detached house offering adaptable accommodation including: Entrance Hall, Cloakroom, Lounge/Diner, Kitchen, Walk-in Pantry, and Living/Dining Room to the ground floor, along with Landing, Three Bedrooms and Bathroom to the first floor. This well presented property which benefits from gas central heating (New Boiler Nov. 2023) and UPVC double glazing, has off-road parking to the front along with a pleasant well tended and stocked garden to the rear.

The property is situated in a non-estate position in the popular village of Ingoldisthorpe which gives easy access to the coastal resorts of Snettisham, Heacham and Hunstanton. The property is located within easy reach of the neighbouring village of Dersingham which offers a wide range of facilities to include: doctors surgery, vets, library, chemist, schools, supermarket, opticians and public houses as well as regular bus services to both the nearby towns. A wider range of shopping, leisure and medical facilities can be found in King's Lynn which also benefits from a main line rail link to Ely, Cambridge and London. The attractive scenery and walks of Royal Sandringham are also within very close proximity.

For further details and viewing arrangements in respect of the property, please contact our **GEOFFREY COLLINGS AND CO** office of Geoffrey Collings & Co.

GROUND FLOOR

STORM PORCH WITH COMPOSITE FRONT ENTRANCE DOOR TO:

ENTRANCE HALL

Skimmed and coved ceiling, quarry tiled floor, power point, telephone socket, double radiators, stairs to first floor Landing, doors to Living Room and Kitchen, door to:-

CLOAKROOM

Textured ceiling, quarry tiled floor, UPVC double glazed window to front, low level WC.

LOUNGE/DINER

20'11" x 13'5" (6.38 x 4.09)

Skimmed and coved ceiling, power points, television point, single radiator, double radiator, UPVC double glazed windows to front, UPVC double glazed double doors to rear patio.

KITCHEN

10'11" x 10'0" (3.33 x 3.05)

Skimmed and coved ceiling, quarry tiled floor, power points, double radiator, UPVC double glazed window to rear, range of base units with round edged work surfaces over, tiled splash backs, one and a half bowl ceramic sink unit with single drainer and mixer tap over, wall unit housing gas fired boiler supplying domestic hot water and radiators (New in Nov. 2023), plumbing provision for washing machine and dishwasher, space for fridge/freezer, opening through to:-

REAR LOBBY

Skimmed ceiling, quarry tiled floor, opening through to Dining Room, door to rear garden, door to:-

WALK IN PANTRY

8'0" x 3'9" (2.44 x 1.14)

Textured ceiling, quarry tiled floor, power points, double glazed window to front, access to roof space, fitted shelving.

LIVING/DINING ROOM

15'5" x 9'1" max (4.70 x 2.77 max)

(A useful size room that could be adapted to provide a Fourth Bedroom or a Study or perhaps a children's Playroom).

Skimmed and coved ceiling, wood laminate flooring, power points, television point, single radiator, UPVC double glazed window to front.

FIRST FLOOR

LANDING

Textured and coved ceiling, access to roof space with ladder and light, power point, UPVC double glazed window to side, airing cupboard housing hot water cylinder.

BEDROOM ONE

10'5" x 10'3" (3.18 x 3.12)

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

BEDROOM TWO

11'11" x 8'0" (3.63 x 2.44)

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

BEDROOM THREE

9'1" min opening to 10'7" max (2.77 min opening to 3.23 max)

Textured and coved ceiling, power points, single radiator, UPVC double glazed windows to front, built in storage cupboard, fitted cupboard.

BATHROOM

8'1" min opening to 10'11" x 5'8" max (2.46 min opening to 3.33 x 1.73 max)

Skimmed ceiling, wood laminate flooring, part ceramic wall tiling, single radiator, UPVC double glazed window to rear, white coloured suite comprising roll top bath, pedestal wash hand basin, low level WC and a built in shower cubicle with full height water proof panels and mixer shower with rain shower head.

OUTSIDE

FRONT

A raised walled flower border with concrete path across the front and steps up to the front entrance door. Outside tap. Concrete car standing to both sides of the property. Path to the right side giving pedestrian access to the rear.

REAR

Paved patio area with raised walled borders containing mature shrubs and plants along with steps up to the garden. The patio area also leads round to the side concrete hard standing which gives access to a timber garden shed. Garden laid mainly to lawn and enclosed mainly by fencing with borders containing mature shrubs and plants. Timber summerhouse with power and lighting. Outside tap.

ADDITIONAL NOTES

ENERGY RATING

EPC - D

COUNCIL TAX BAND

Band C = £1,750.25 for 2022/23.

SERVICES

Main supply services of gas, water, electricity and drainage are understood to be installed to the property.

DIRECTIONS

Leave our Dersingham office by turning left onto Hunstanton Road travelling straight over at the traffic lights and heading out of the village. Continue along the main road into the village of Ingoldisthorpe and by the pond on your right turn right into Hill Road. Continue along Hill Road and take the second turning on the right into Smithy Road where the property will be found on the left hand side identified by our for sale board.



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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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.