

Geoffrey & Collings Co

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Offers In Excess Of £300,000 Freehold



9 Valley Rise, Dersingham, King's Lynn, PE31 6PS

NO ONWARD CHAIN A mature detached chalet bungalow offering accommodation including: Entrance Hall, Kitchen, Lounge/Dining Room, Bedroom Three and Shower Room to the ground floor, along with Landing, Two Double Bedrooms (Bedroom one with en suite WC), to the first floor. The property which benefits from UPVC double glazing and gas central heating has gardens to the front and rear along with an adjoining single garage which has a useful store to the rear.

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.

UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Textured ceiling, single radiator, stairs to first floor landing, under stairs cupboard. Doors to kitchen, lounge/diner, bedroom three and shower room.

KITCHEN

15'4" max x 8'7" min (4.67 max x 2.62 min)

Skimmed ceiling, vinyl floor covering, power points, double radiator, UPVC double glazed windows to the side and rear, plumbing provision for washing machine, wall mounted gas fired boiler supplying domestic hot water and radiators, pantry cupboard, 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, space for cooker, space for fridge freezer, UPVC double glazed door to rear, sliding door to:-

LOUNGE/DINING ROOM

22'2" x 11'4" max (6.76 x 3.45 max)

Textured ceiling, power points, television point, telephone socket, double radiator, UPVC double glazed window to front, fireplace set in tiled surround and hearth with an inset living flame gas fire. UPVC double glazed sliding door to rear.

BEDROOM THREE

8'5" x 7'11" (2.57 x 2.41)

Skimmed ceiling, power points, single radiator, UPVC double glazed window to front.

SHOWER ROOM

8'5" x 4'11" (2.57 x 1.50)

Skimmed ceiling, vinyl floor covering, UPVC double glazed window to side, radiator with integral heated towel rail, suite comprising full width built-in shower cubicle with full height ceramic wall tiling and fitted system mixer shower. Combi vanity unit with inset wash hand basin and low level WC with concealed cistern.

FIRST FLOOR LANDING

Skimmed ceiling, access to roof space, airing cupboard housing hot water cylinder. Doors to:-

BEDROOM ONE

13'2" x 8'9" opening to 12'1" max (4.01 x 2.67 opening to 3.68 max)

Skimmed ceiling, power points, single radiator, UPVC double glazed window to front, built in wardrobes, drawer unit door to:-

EN SUITE WC

Skimmed ceiling, ceiling extractor, vanity cupboard with inset wash hand basin, low level WC, built-in storage cupboard.

BEDROOM TWO

15'3" max x 11'4" max (4.65 max x 3.45 max)

Skimmed ceiling, power points, single radiator, UPVC double glazed window to rear, built in wardrobe, access hatch to eaves.

OUTSIDE

FRONT

The property has a low walled frontage with a garden beyond laid mainly to lawn with borders containing mature shrubs and plants. Concrete driveway supplying car standing giving access to the garage. Further garden area to the left side which leads round to the rear along with an outside tap.

GARAGE

17'2" x 8'7" (5.23 x 2.62)

Up and over door, power and lighting, window to side.

REAR

Paved patio area off the rear of the lounge/diner which leads onto the garden laid mainly to lawn and enclosed mainly by fencing with borders containing mature shrubs and plants. Externally accessed store adjoining the rear of the garage.

DIRECTIONS

Leave our Dersingham office by turning left on to Hunstanton Road and at the traffic lights turn left in to Station Road. Take the fourth turning on the right in to Valley Rise and the property will be found further along on the left hand side.

SERVICES

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

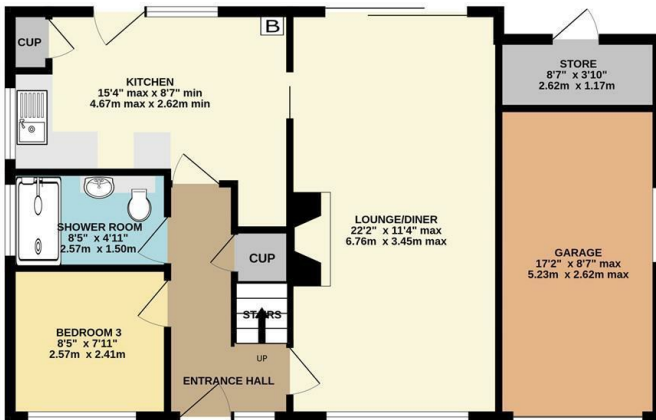
COUNCIL TAX BAND

Band C - £1985.50 for 2024/2025

ENERGY PERFORMANCE RATING

EPC Rate - TBC

GROUND FLOOR



1ST FLOOR



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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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.