

Geoffrey & Collings Co

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Price £250,000 Freehold



8 Crisp Close, Dersingham, King's Lynn, PE31 6YJ

****NO ONWARD CHAIN**** A mature semi detached bungalow offering accommodation including Porch, Entrance Hall, Cloakroom, Lounge/Dining Room, Inner Hall, Kitchen, Two Double Bedrooms and Shower Room. The property which benefits from UPVC double glazing and night storage heating, has gardens to the front and rear along with ample off road parking and a detached 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.

UPVC DOUBLE GLAZED SLIDING DOOR TO:-

PORCH

With door to:-

ENTRANCE HALL

Textured and coved ceiling, power point, night storage heater. Doors to:-

CLOAKROOM

4'6" x 2'11" (1.37m x 0.89m)

Textured and coved ceiling, tile effect laminate flooring, UPVC double glazed window to side, low level WC, corner wash hand basin with tiled splash back.

LOUNGE/DINING ROOM

18'8" x 9'6" min opening to 12'10" max (5.69m x 2.90m min opening to 3.91m max)

Textured and coved ceiling, power points, television point, telephone socket, two night storage heaters, UPVC double glazed window to front, feature fireplace with inset living flame gas fire. Door to:-

INNER HALL

Textured and coved ceiling, night storage heater, built-in storage cupboard, airing cupboard housing hot water cylinder. Doors to:-

KITCHEN

11'11" max x 7'6" max (3.63m max x 2.29m max)

Textured and coved ceiling, tile effect laminate flooring, power points, plumbing provision for washing machine, UPVC double glazed window to side, range of matching wall and base units, with round edged work surfaces over, tiled splash backs, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, built-in electric double oven, built-in gas hob with stainless steel extractor hood over, space for fridge freezer, UPVC double glazed door to side.

BEDROOM ONE

16'1" max x 9'7" max (4.90m max x 2.92m max)

Textured and coved ceiling, power points, thermostatic electric heater, UPVC double glazed window to rear

BEDROOM TWO

10'11" x 9'4" (3.33m x 2.84m)

Textured and coved ceiling, power points, night storage heater, UPVC double glazed window to rear.

SHOWER ROOM

6'3" x 5'5" min (1.91m x 1.65m min)

Textured and coved ceiling, access to roof space, tiled floor, UPVC double glazed window to side, full height ceramic wall tiling, shaver socket, electric wall heater, suite comprising corner quadrant shower cubicle with fitted Mira electric shower, pedestal wash hand basin, low level WC.

OUTSIDE

FRONT

Laid mainly to brick weave with a rectangular border containing mature shrubs, brick weave driveway at the side supplying car standing and giving access to the garage and a gate giving pedestrian access to the rear garden. Outside tap at side.

GARAGE

18'10" max x 8'8" max (5.74m max x 2.64m max)

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

REAR

Paved patio across the rear of the bungalow, with a garden laid mainly to lawn and enclosed mainly by fencing with borders containing mature shrubs and plants. Timber garden shed adjoining the rear of the garage.

DIRECTIONS

Leave our Dersingham office by turning right onto Hunstanton Road, on the bend take the next right into Mountbatten Road by the Coop Supermarket. Take the first turning right into Earl Close and the first turning left into Crisp Close. The property will be found further along on the right hand side.

SERVICES

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

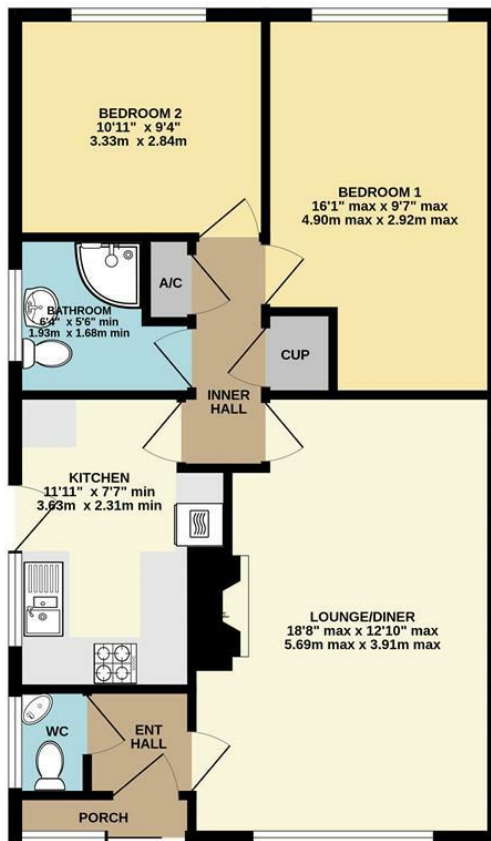
COUNCIL TAX BAND

Band C - £1985.50 for 2024/25 Borough Council of King's Lynn and West Norfolk

ENERGY PERFORMANCE RATING

EPC - D

GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 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.

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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.