

Geoffrey & Collings Co

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£270,000 Freehold



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

NO ONWARD CHAIN - A beautifully presented, modern semi detached bungalow offering accommodation including:- Entrance Hall, Kitchen, Lounge/Dining Room, Two Double Bedrooms and Bathroom. This desirable style of bungalow which benefits from UPVC double glazing and gas central heating, has gardens to the front and rear along with ample off road parking and a detached single garage.

The property is situated on the popular Sandringham view estate within the sought after village of Dersingham. The village offers a wide range of facilities to include: doctor's surgery, library, chemist, vets, schools, supermarket, 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 King's Cross.

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

UPVC ENTRANCE DOOR AT THE SIDE TO:-

ENTRANCE HALL

Textured and coved ceiling, access to roof space, power point, single radiator, airing cupboard housing hot water cylinder. Includes hall table. Doors to:-

KITCHEN

9'10" x 8'11" (3.00 x 2.72)

Textured and coved ceiling with inset spot lights, tiled floor, power points, single radiator, UPVC double glazed windows to the side and rear, gas fired boiler (New Nov. 2022) supplying domestic hot water and radiators, 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, washing machine, built-in electric oven, built-in gas hob with cooker hood set in a pull out canopy over, UPVC double glazed door to rear. Fridge freezer included.

LOUNGE/DINING ROOM

17'8" max x 11'7" max (5.38 max x 3.53 max)

Textured and coved ceiling, power points, television point, telephone socket, double radiator, UPVC double glazed window to rear, feature ornamental fire place and hearth with living flame effect electric fire, double glazed white aluminium sliding door to rear. Settee and table & chairs included.

BEDROOM ONE

11'0" x 10'4" (3.35 x 3.15)

(max room measurements excluding fitted bedroom furniture) Textured and coved ceiling, power points, telephone socket, television point, single radiator, UPVC double glazed bow window to front with fitted shutter blinds, fitted wardrobe with sliding mirrored doors, chest of drawers. Double bed included.

BEDROOM TWO

10'2" x 8'0" (3.10 x 2.44)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to front with fitted shutter blinds, fitted wardrobe and dressing table with matching shelving over. Includes single bed.

SHOWER ROOM

6'8" x 5'8" (2.03 x 1.73)

Textured and coved ceiling with inset spotlights, tiled floor, mostly full height ceramic wall tiling, wall extractor, UPVC double glazed window to side, chrome heated towel rail, suite comprising; full width walk-in shower tray with fitted system mixer shower and glass screen, wash hand basin set on a vanity unit with cupboard under, low level WC.

OUTSIDE

FRONT

Garden laid mainly to lawn with mature climber, gravel driveway at the side supplying car standing and giving access to the garage at the rear as well as a gate giving pedestrian access to the rear garden. Outside tap at side.

GARAGE

16'11" x 9'0" max (5.16 x 2.74 max)

Up and over door, power and lighting, UPVC double glazed window and UPVC double glazed personnel door to rear garden. Includes fridge.

REAR

An enclosed garden laid mainly to lawn with gravel borders containing shrubs and plants, paved patio area to the rear of the Lounge/Dining Room and Kitchen with a paved path to the side and rear of the garage.

ADDITIONAL NOTES

SERVICES

We understand that mains supply services of Electricity, Gas, Water and Drainage are connected to the property.

COUNCIL TAX

Band B = £1,737.32 for 2024/25.

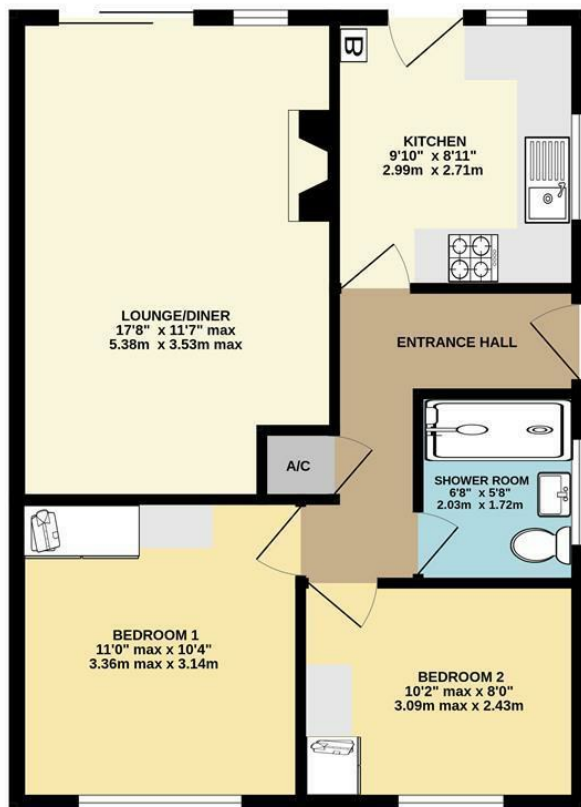
ENERGY RATING

EPC - D.

DIRECTIONS

Leave our Dersingham office by turning right on Hunstanton Road heading towards Kings Lynn and turn right by the Co-op supermarket into Mountbatten Road. Take the second turning left into Philip Nurse Road and the property will be found further along on the right hand side.

GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 577 sq.ft. (53.6 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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13 High Street
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Email: property@geoffreycollings.co.uk

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.