

Geoffrey & Collings Co

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www.geoffreycollings.co.uk

Guide Price £600,000 Freehold



Violet Cottage 24 Common Road West, Snettisham, King's Lynn, PE31 7PE

An attractive detached extended cottage offering accommodation including entrance porch, living room, sitting room, study/bedroom four, kitchen, utility and WC to the ground floor along with two staircases leading to three double bedrooms each with ensuite and a dressing room to the master bedroom. The property which benefits from oil fired central heating and UPVC double glazing has mature gardens to the front and spacious parking area to the rear with detached brick built garage.

The property is situated within the sought after village of Snettisham, which is conveniently located just a short drive from the seaside town of Hunstanton. The village offers a range of facilities to include; primary school, pharmacy, hairdressers, doctors surgery, vets and public houses. There are regular bus services to the nearby towns and the property is approximately 2.5 miles to Snettisham beach.

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

TIMBER ENTRANCE DOOR TO:

PORCH

Skimmed ceiling, exposed brickwork walls, quarry tiles to floor, timber Zenith windows, single radiator, lighting.

LIVING ROOM

14'6" x 12'2" (4.43 x 3.70)

Beamed ceiling, part exposed chalk faced wall, wood floor finish, UPVC double glazed twin doors opening to the rear, single UPVC double glazed door to front porch, UPVC double glazed window to front, radiator in cabinet, power points, TV point, open fire with ornamental tiled surround. Staircase to first floor.

SITTING ROOM

14'9" x 12'0" (4.49 x 3.67)

Beamed ceiling, UPVC double glazed window to front and rear, double radiator, power point, TV point, wood burning stove in brick fronted fireplace.

INNER HALL

Skimmed ceiling, wood finished floor, radiator in cabinet, power points, staircase to first floor, understairs cupboard.

STUDY/BEDROOM FOUR

12'11" max x 7'1" max (3.93 max x 2.15 max)

Skimmed ceiling, wood finished floor, single radiator, power points, UPVC double glazed windows to front and side.

KITCHEN

13'1" max x 12'2" (3.99 max x 3.71)

Skimmed ceiling, ceramic tiled floor, single radiator, UPVC double glazed door to side, UPVC double glazed windows to side and rear, cottage style kitchen with matching base and wall units together with square edged oak block worktop and tiled splash back, one and a half single drainer sink with mixer tap, space for oven with extractor hood over, space for fridge/freezer, power points.

UTILITY

6'11" max x 5'9" max (2.12 max x 1.76 max)

Skimmed ceiling, part tiled walls, ceramic tiled floor, UPVC double glazed window to side, extractor fan, power points, plumbing for washing machine, worktop and storage cupboard, oil fired boiler for radiator central heating.

WC

5'9" x 2'4" (1.75 x 0.71)

Skimmed ceiling, part tiled walls, ceramic tiled floor, extractor fan, low level WC with compact corner wash hand basin.

FIRST FLOOR

Staircase off inner hall leading to landing. Skimmed ceiling, door to:

MASTER BEDROOM

13'1" max x 12'2" max (3.98 max x 3.72 max)

Skimmed ceiling, UPVC double glazed windows to side and rear, double radiator, power points, range of built in wardrobes and storage units, TV point.

ENSUITE

8'8" x 7'3" (2.64 x 2.21)

Skimmed ceiling with loft access hatch, part tiled walls, wood finish floor, UPVC double glazed window to side, extractor fan, suite comprising bath, shower unit with electric shower, pedestal wash hand basin and low level WC, single radiator.

DRESSING ROOM

6'2" x 5'3" (1.89 x 1.6)

Skimmed ceiling, wood finish floor, power points, TV point, large twin door cupboard to include hot water storage cylinder.

SECOND STAIR CASE LEADING TO LANDING

Skimmed ceiling, doors to bedrooms.

BEDROOM TWO

12'4" x 11'0" (3.77 x 3.35)

Skimmed ceiling with loft access hatch, UPVC double glazed windows to front and rear, double radiator, electric radiator, built in wardrobe, power points.

ENSUITE

7'2" x 6'3" (2.19 x 1.91)

Skimmed ceiling, part tiled walls, wood finish floor, UPVC double glazed window to front, suite comprising shower unit, with electric shower, pedestal wash hand basin and low level WC, extractor fan, single radiator.

BEDROOM THREE

12'4" x 10'5" (3.76 x 3.17)

Skimmed ceiling, wood finish floor, UPVC double glazed windows to front and rear, double radiator, power points, built in wardrobe.

ENSUITE

8'8" max x 4'0" max (2.65 max x 1.23 max)

Skimmed ceiling with loft access hatch, part tiled walls, wood finish floor, UPVC double glazed window to side, extractor fan, electric fan heater, suite comprising shower unit with electric shower, pedestal wash hand basin and low level WC.

OUTSIDE

FRONT

Access to the property is over a gravelled driveway with electrically operated gates. Mature well maintained front garden to include lawn areas and a variety of shrubs and plants, storage shed to the side of the house and timber gazebo on the edge of the lawn.

REAR

There is an attractive court yard to the rear of the house with seating areas and additional storage building. Spacious gravelled parking area with detached brick and tiled garage.

GARAGE

20'7" x 13'8" (6.27 x 4.17)

Electrically operated front door, lighting and power.

ADDITIONAL NOTES

Please note that we are advised there is a right of way in favour of the land owner at the rear over the driveway at the side of the house.

ENERGY PERFORMANCE RATING

Rate E

COUNCIL TAX BAND

Band C - £1902.91 for 2023/24

SERVICES

Mains supplies of water, electricity and drainage are believed to be connected to the property.

DIRECTIONS

Leave our Dersingham office by turning right on to Lynn Road and continue out of the village to the roundabout. Take the second exit heading towards Hunstanton. After approximately 3 miles after passing KC2000 car dealer turn left in to Common Road, and the house can be found a short distance along on the left hand side.





17 Blacktriars Street
King's Lynn
Norfolk
PE30 1NN

7b Hunstanton Road
Dersingham
Norfolk
PE31 6HH

50 Marshland Street
Terrington St Clement
Norfolk
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13 High Street
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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.