

# Geoffrey & Collings Co

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**Price £320,000 Freehold**



## **15 Broadlands Close, Dersingham, King's Lynn, Norfolk, PE31 6YS**

A mature detached bungalow offering spacious accommodation including entrance hall, kitchen/breakfast, living room, dining room, three double bedrooms and bathroom. The property which benefits from gas central heating and double glazed windows has well maintained mature 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 with 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.

## **STORM PORCH WITH FRONT ENTRANCE DOOR TO:-**

### **ENTRANCE HALL**

Textured and coved ceiling, access to roof space, power points, single radiator, doors to bedrooms, bathroom, living room and kitchen/breakfast.

### **KITCHEN/BREAKFAST**

14'3" max x 11'2" max narrowing to 8'1" (4.34 max x 3.40 max narrowing to 2.46)

Textured and coved ceiling, tiled floor, power points, airing cupboard housing hot water cylinder, gas fired boiler supplying domestic hot water and radiators, plumbing provision for washing machine, 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 sink unit with single drainer and mixer tap over, space for cooker with cooker hood set in a pull out canopy over, space for fridge freezer, door to side.

### **LIVING ROOM**

18'10" x 12'0" min (5.74 x 3.66 min)

Textured and coved ceiling, power points, television point, telephone socket, single radiator, double glazed bow window to front, double glazed window to side, feature brick fireplace with inset living flame gas fire and quarry tiled hearth. Opening through to:-

### **DINING ROOM**

9'9" min x 7'11" (2.97 min x 2.41)

Textured and coved ceiling, power points, single radiator, double glazed bow window to front.

### **BEDROOM ONE**

12'5" x 9'7" (3.78 x 2.92)

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

### **BEDROOM TWO**

12'0" x 9'11" (3.66 x 3.02)

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

### **BEDROOM THREE**

11'3" x 9'11" (3.43 x 3.02)

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

### **BATHROOM**

9'8" x 6'8" (2.95 x 2.03)

Textured and coved ceiling, vinyl floor covering, single radiator, double glazed window to side, full height ceramic wall tiling, suite comprising panelled bath with mixer tap over, corner shower cubicle with fitted system mixer shower, pedestal wash hand basin, low level WC.

### **OUTSIDE**

#### **FRONT**

The property is approached via a concrete driveway leading to gravelled car standing and giving access to the garage at the rear. The garden is laid mainly to lawn with shaped borders containing mature shrubs and plants, gate at the right side of the bungalow giving pedestrian access to the rear. Pair of gates to the left side giving vehicular access to the garage. This area is laid mainly to gravel with an outside tap, side door to the kitchen and a brick arch through to the rear garden.

## GARAGE

17'5" x 9'2" max (5.31 x 2.79 max)

Up and over door, power and lighting personnel door to rear garden.

## REAR

An enclosed garden laid mainly to lawn, with shaped borders containing mature shrubs and plants, ornamental pond feature, paved patio area, timber garden shed, adjoining the rear of the garage.

## DIRECTIONS

Leave our Dersingham office by turning right on to Hunstanton Road, take the next right next to the Co Op in to Mountbatten Road. Take the fourth turning on the left in to Broadlands Close and follow the road all the way down to the bottom and the property will be found ahead of you over on the right hand side.

## SERVICES

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

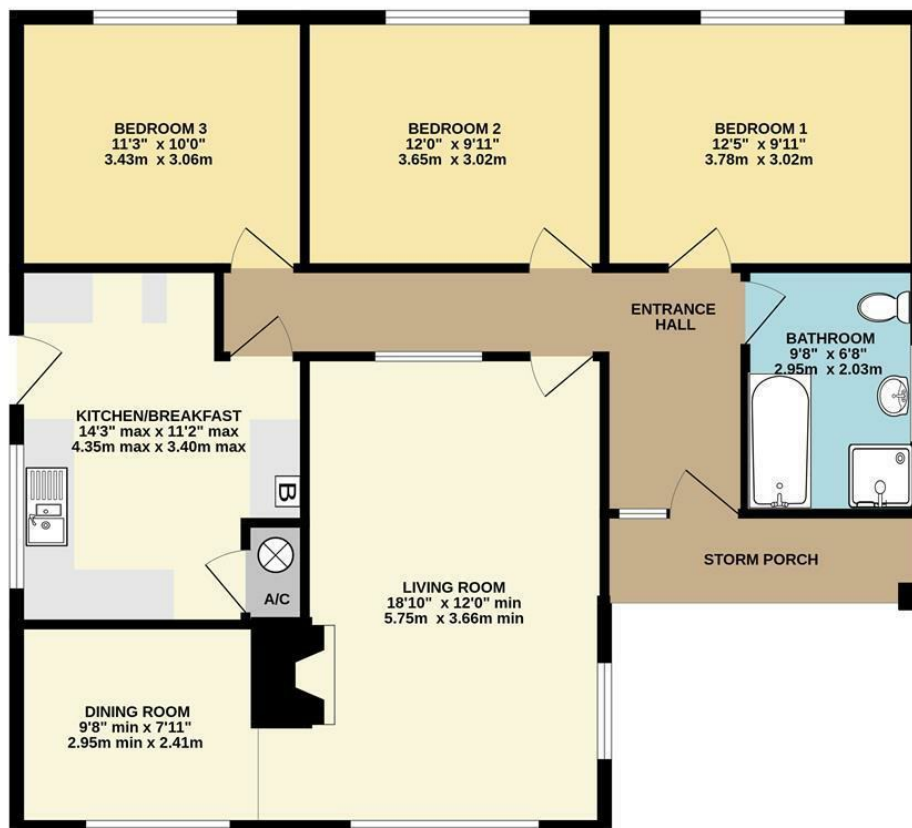
## COUNCIL TAX

Band -

## ENERGY PERFORMANCE RATING

EPC- BAND D

GROUND FLOOR  
1042 sq.ft. (96.9 sq.m.) approx.



TOTAL FLOOR AREA: 1042 sq.ft. (96.9 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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## **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.