

# Geoffrey & Collings Co

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**Price £335,000 Freehold**



## **49 Station Road, Dersingham, King's Lynn, Norfolk, PE31 6PR**

A mature detached bungalow offering accommodation including; Entrance Porch, Entrance Hall, Living Room, Kitchen, Conservatory, Three Double Bedrooms and Shower Room. The property which benefits from UPVC double glazing and gas central heating is set on a good sized corner plot with mature gardens to the front, side and rear along with off road parking and a 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 **DERSINGHAM OFFICE** office of Geoffrey Collings & Co.

## **COMPOSITE FRONT ENTRANCE DOOR TO:-**

### **ENTRANCE PORCH**

4'1" x 3'1" max (1.24 x 0.94 max)

Textured ceiling, glazed door to:-

### **ENTRANCE HALL**

Textured ceiling, power points, single radiator, doors to kitchen, living room, bedrooms and shower room.

### **LIVING ROOM**

16'3" x 12'5" max (4.95 x 3.78 max)

A double aspect room with UPVC double glazed windows to the front and side. Textured and coved ceiling, power points, television point, double radiator, feature fireplace recess with fitted cupboard and shelving to one side.

### **KITCHEN**

12'6" min x 10'11" (3.81 min x 3.33)

Textured ceiling, access to roof space, power points, television point, double radiator, plumbing provision for washing machine, UPVC double glazed windows to the side and rear, built-in storage cupboard. Range of matching wall and base units with round edged work surfaces over, tiled splashbacks, stainless steel sink with single drainer and mixer tap over, wall unit housing gas fired boiler supplying domestic hot water and radiators, built-in electric oven, built-in microwave, built-in ceramic hob with cooker hood set in a pull out canopy over, built-in dishwasher, UPVC double glazed door to:-

### **CONSERVATORY**

12'7" max x 9'9" max (3.84 max x 2.97 max)

UPVC double glazing, polycarbonate roof, power points, UPVC double glazed door to storm porch, UPVC double glazed door to rear garden.

### **BEDROOM ONE**

12'6" x 9'8" min (3.81 x 2.95 min)

(max room measurements excluding fitted bedroom furniture) Textured and coved ceiling, power points, telephone socket, single radiator, UPVC double glazed window to side. Range of fitted bedroom furniture including wardrobe with overhead cupboards and dressing table with drawers under.

### **BEDROOM TWO**

11'5" max x 9'11" max (3.48 max x 3.02 max)

(max room measurements excluding fitted bedroom furniture) Textured and coved ceiling, power points, single radiator, UPVC double glazed window to front. Range of fitted bedroom furniture including wardrobes with over head remote control lights above the bed space.

### **BEDROOM THREE**

9'7" x 8'0" (2.92 x 2.44)

Textured ceiling, power points, single radiator, UPVC double glazed window to side.

### **SHOWER ROOM**

6'10" x 5'5" min (2.08 x 1.65 min)

Textured ceiling, UPVC double glazed window to rear, wall extractor, chrome heated towel rail, vanity combi unit with inset wash hand basin and cupboards under, low level WC with concealed cistern, corner quadrant shower cubicle with full height composite backsplash and fitted system mixer shower.

### **OUTSIDE**

#### **FRONT**

The property is set on a corner plot with the garden laid mainly to lawn at the front and side with borders containing mature shrubs and plants. Brick weave driveway to the right supplying car standing and giving access to the garage.



## GARAGE

21'0" max x 9'5" max (6.40 max x 2.87 max)

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

## REAR

Storm porch from the conservatory with an outside tap and leads onto a crazy paved patio area to the rear and side of the conservatory. The garden is enclosed and laid mainly to lawn with borders containing a large variety of mature shrubs and plants. Greenhouse. Timber garden shed. To the right side is a crazy paved courtyard area with a gate to the front and access to the garage personnel door.

## DIRECTIONS

Leave our Dersingham office by turning left on to Hunstanton Road and at the traffic lights turn left into Station Road. Continue along and take the next left into Mountbatten Road where the property will found immediately on the left hand corner.

## SERVICES

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

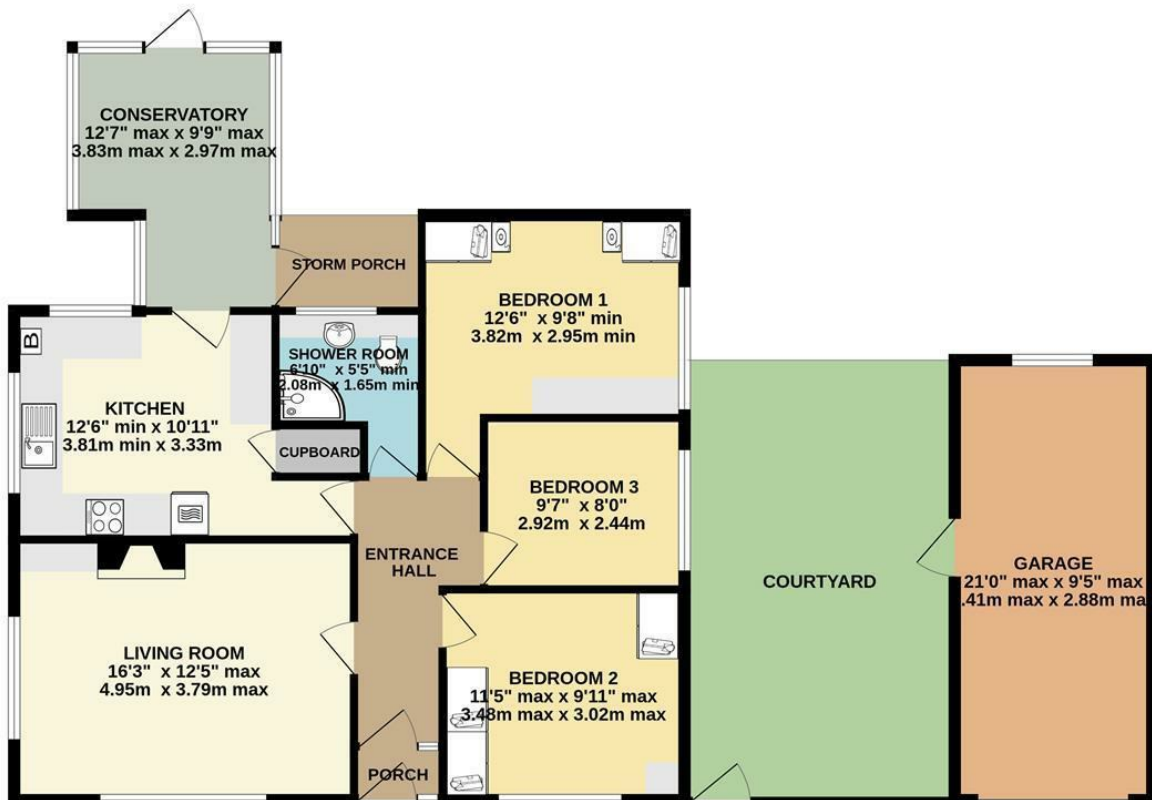
## COUNCIL TAX BAND

Band - C = £1891.69 for 2023/24

## ENERGY RATING

EPC - D

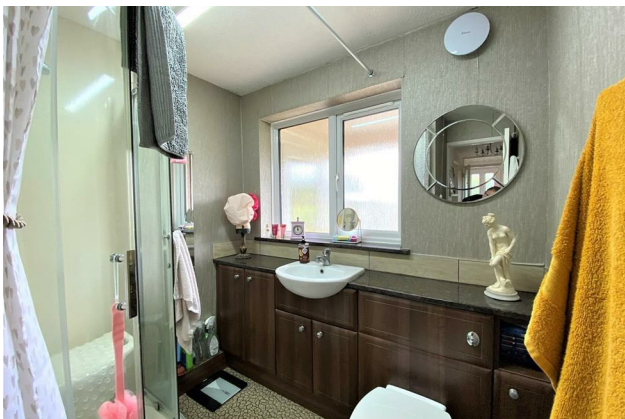
### GROUND FLOOR 1136 sq.ft. (105.5 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.5 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.