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**Price £250,000 Freehold**



**3 Sarahs Road, Hunstanton, Norfolk, PE36 5PA**

**\*NO ONWARD CHAIN\*** A mature semi detached bungalow offering accommodation including; Entrance Porch, Entrance Hall, Kitchen, Lounge/Diner, Two Double Bedrooms, Shower Room and Conservatory (accessed externally). The property which benefits from UPVC double glazing and gas central heating has mature gardens to the front and rear along with off road parking and a single garage.

The property is situated on a popular estate made up of similar properties within the sought after coastal town of Hunstanton. Hunstanton has a wide range of shops and eateries along with a full range of other services including supermarkets, schools, doctor surgery, church and leisure facilities, including the nearby Hunstanton Golf Club being a championship golf course. There are local bus services to nearby villages and regular services to the town of King's Lynn (16 miles) which offers a wider range of shopping facilities together with a direct rail link to Ely, Cambridge and London.

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

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

### **ENTRANCE PORCH**

5'0" x 3'3" (1.52 x 0.99)

UPVC double glazed window to side, tiled floor, door to:-

### **ENTRANCE HALL**

Textured and coved ceiling, access to roof space, power points, single radiator, airing cupboard housing gas fired boiler supplying domestic hot water and radiators. Doors to:-

### **KITCHEN**

10'10" x 8'10" min (3.30 x 2.69 min)

Textured and coved ceiling, power points, telephone socket, single radiator, UPVC double glazed window to rear, plumbing provision for washing machine, 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, built in electric oven, built in ceramic hob with cooker hood over, double glazed brown aluminium door to rear.

### **LOUNGE/DINER**

18'0" max x 10'11" max (5.49 max x 3.33 max)

Textured and coved ceiling, power points, television point, telephone socket, single radiator, double radiator, UPVC double glazed window to front, feature fireplace and hearth with inset living flame effect electric fire.

### **BEDROOM ONE**

11'11" max x 10'0" max (3.63 max x 3.05 max)

(Max room measurements excluding fitted bedroom furniture) Textured and coved ceiling, ceiling light/fan, power points, telephone socket, television point, single radiator, UPVC double glazed window to rear, range of fitted bedroom furniture including wardrobes and bedside cabinets.

### **BEDROOM TWO**

9'2" x 8'0" (2.79 x 2.44)

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

### **SHOWER ROOM**

7'9" x 4'10" max (2.36 x 1.47 max)

Textured and coved ceiling, UPVC double glazed window to rear, shaver socket, chrome heated towel rail, full height ceramic wall tiling, electric wall heater, suite comprising 1165mm wide shower cubicle with fitted system mixer shower, wash hand basin set on a vanity unit with cupboard under, low level WC, storage unit.

## **OUTSIDE**

### **FRONT**

Garden laid mainly to gravel with a rockery border containing shrubs and plants, paved patio area to the side of the porch, concrete and shingle driveway supplying car standing and giving access to the garage along with a gate giving pedestrian access to the rear.

### **GARAGE**

19'0" x 9'5" max (5.79 x 2.87 max)

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

### **REAR**

Off the back of the kitchen is a covered patio with a tiled base and polycarbonate roof, which is open fronted to the rear garden. There is also an outside tap and a door to the conservatory.

### **CONSERVATORY**

14'1" x 6'8" (4.29 x 2.03)

Double glazing set in timber frames, polycarbonate roof, power points, double radiator.

## GARDEN

From the covered patio area there are steps down to a further paved patio area which in turn leads on to the rear garden laid mainly to lawn and enclosed mainly by fencing with borders containing mature shrubs and plants. Paved path to the right side giving access to the garage side door and the shed.

## DIRECTIONS

From our Dersingham office turn right onto Hunstanton Road and continue out of the village to the roundabout and turn right on to the A149 towards Hunstanton. At the next roundabout turn left, again onto the A149 and continue towards Hunstanton. Continue over the traffic lights at Heacham and straight ahead at the next roundabout. At the roundabout at the top of the hill take the first turning left in to Princess Drive. Take the third turning left into Sarah's Road and the property will be found just a short distance further along on the left hand side.

## SERVICES

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

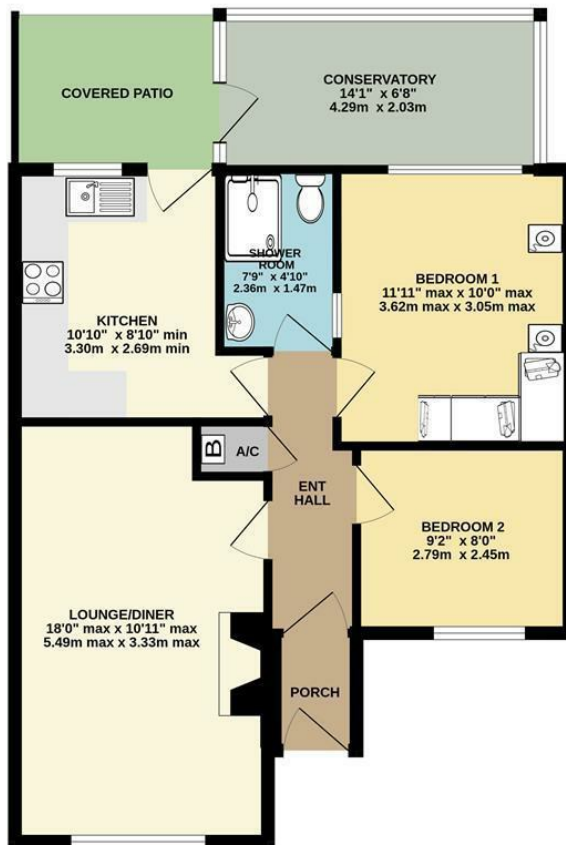
## COUNCIL TAX BAND

Band C - £2009.21 for 2024/2025

## ENERGY PERFORMANCE CERTIFICATE

BAND - TBA

GROUND FLOOR







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King's Lynn  
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PE31 6HH

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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.