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**Price £325,000 Freehold**



**15 Centre Vale, Dersingham, King's Lynn, PE31 6JR**

We recommend viewing this well presented mature detached bungalow offering accommodation including:- entrance porch, entrance hall, two double bedrooms, bathroom, living room, kitchen, dining room and utility room. 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 an adjoining 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: doctor's surgery, vets, library, chemist, 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 King's Cross. The royal estate of Sandringham is also within close proximity.

For further details and viewing arrangements in respect of the property, please contact our **GEOFFREY COLLINGS AND CO** office of Geoffrey Collings & Co.

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

### **ENTRANCE PORCH**

4'1" x 3'11" (1.24 x 1.19)

Skimmed ceiling. Tiled floor. UPVC double glazed window to front. Glazed panelled door to:-

### **ENTRANCE HALL**

Skimmed ceiling. Access to roof space. Laminate flooring. Power points. Single radiator. Linen cupboard.

Doors to:-

### **BEDROOM 1**

11'11" x 10'5" (3.63 x 3.18)

Skimmed ceiling. Power points. Double radiator. UPVC double glazed window to front.

### **BEDROOM 2**

11'11" x 10'2" (3.63 x 3.10)

Skimmed ceiling. Power points. Double radiator. UPVC double glazed window to rear.

### **BATHROOM**

9'9" x 7'0" min opening to 9'11" max (2.97 x 2.13 min opening to 3.02 max)

Skimmed ceiling with inset spotlights. Ceiling extractor. Vinyl floor covering. Shaver socket. Double radiator. UPVC double glazed window to rear. Part ceramic wall tiling. Suite comprising panelled bath. Corner shower cubicle with full height ceramic wall tiling and fitted electric shower. Pedestal wash hand basin. Low level WC.

### **LIVING ROOM**

15'5" x 10'7" max (4.70 x 3.23 max)

Skimmed ceiling. Laminate flooring. Power points. Television point. Double radiator. UPVC double glazed window to front. Feature fireplace and hearth with inset Living Flame gas fire. Glazed panelled door to:-

### **KITCHEN**

10'1" x 9'6" (3.07 x 2.90)

Skimmed ceiling with inset spotlights. Laminate flooring. Power points. Double radiator. Plumbing provision for dishwasher. 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. Space for cooker with cooker hood set in a pull-out canopy over. Door to utility. Opening through to:-

### **DINING ROOM**

10'3" x 10'1" (3.12 x 3.07)

Skimmed ceiling with inset spotlights. Laminate flooring. Power points. Double radiator. UPVC double glazed window to side. UPVC double glazed double doors to rear.

### **UTILITY**

10'5" x 6'8" (3.18 x 2.03)

Skimmed ceiling. Power points. Plumbing provision for washing machine. Double radiator. UPVC double glazed window to rear. Wall mounted gas fired boiler supplying domestic hot water and radiators. Personnel door to garage.

## **OUTSIDE**

### **FRONT**

The property has a hedged frontage with a paved and gravelled driveway supplying car standing and giving access to the garage. The garden is laid mainly to lawn, along with mature inset shrubs. Gate at the left side of the bungalow giving pedestrian access to the rear.

### **GARAGE**

14'3" max x 11'2" max (4.34 max x 3.40 max)

Up and over door. Power and lighting. Personnel door to front. Personnel door to utility room.

### **REAR**

Paved patio area off the rear of the dining room and a covered seating area adjoining the rear of bedroom 2 and the bathroom. There is a good sized garden laid mainly to lawn and enclosed mainly by fencing with borders containing mature shrubs and plants along with further inset shrubs. Gravelled area at the side of the garden. Timber garden shed. Outside tap.

## AGENT'S NOTE

Agent's Note - The bungalow was originally built of a prefabricated construction with a brick skin over a timber frame. At some stage the property has been altered and upgraded - if potential buyers require more details, they are welcome to instruct a building survey prior to purchasing the property. The Dining Room extension is of traditional construction.

## DIRECTIONS

Leave our Dersingham office by turning right onto Hunstanton Road and then turn left into Post Office Road. Take the next turning right into Centre Vale and take the first left into Centre Crescent. Continue round the right hand bend and turn left onto the unmade road and the property will be found just a short distance further along on the left hand side.

## SERVICES

Main supply services of water, gas, electricity and drainage are understood to be installed.

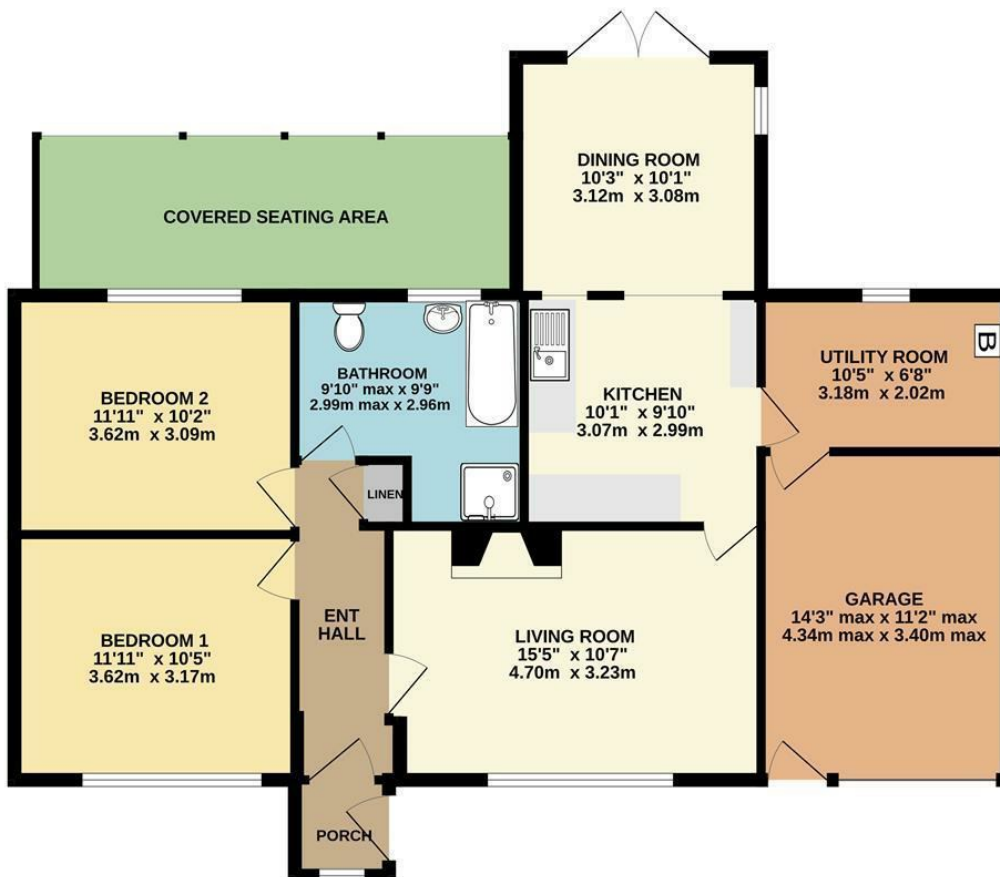
## COUNCIL TAX

Council Tax Band - B. £1655.23 payable 2023/24. Further information may be obtained from the Borough Council of Kings Lynn and West Norfolk, Kings Court, Chapel Street, Kings Lynn.

## ENERGY PERFORMANCE CERTIFICATE

EPC D

### GROUND FLOOR





17 Blacktriars Street  
King's Lynn  
Norfolk  
PE30 1NN

7b Hunstanton Road  
Dersingham  
Norfolk  
PE31 6HH

50 Marshland Street  
Terrington St Clement  
Norfolk  
PE34 4NE

13 High Street  
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Email: [property@geoffreycollings.co.uk](mailto: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.