

Geoffrey & Collings Co

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www.geoffreycollings.co.uk

Price £450,000 Freehold



24 Neville Road, Heacham, King's Lynn, Norfolk, PE31 7HB

A mature detached bungalow which has been fully refurbished throughout over the last 18 months and offers accommodation including: Entrance Hall, Cloak Room, Living Room, Kitchen/Diner, Utility, Three Double Bedrooms, (Master En-suite) and Bathroom. The property which benefits from recently fitted UPVC double glazing and gas central heating as well as having been rewired throughout, has ample off-road parking and an adjoining garage along with a well maintained enclosed garden to the rear.

The property is situated in a sought after non-estate location within the popular costal village of Heacham. The village offers a range of amenities 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 1 mile to Heacham beach. There is a regular bus service offering access along the North Norfolk Coast and local towns and villages. A perfect location for dog walking, access to Wild Ken Hill and local beaches

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

COMPOSITE ENTRANCE DOOR AT THE SIDE:-

ENTRANCE HALL

Skimmed ceiling with inset spotlights, access to roof space, laminate flooring, power points, telephone socket, two double radiators, doors to bedrooms, bathroom, living room and kitchen diner. Door to:-

WC

Skimmed ceiling with inset spotlights, ceiling extractor, tiled floor, part ceramic wall tiling, low level WC, wash hand basin set on a vanity unit with cupboard under.

LIVING ROOM

15'3" max x 12'4" max (4.65m max x 3.76m max)

Skimmed ceiling with inset spotlights, laminate flooring, power points, television and ethernet point, double radiator. UPVC double doors with side lights to rear. Double doors to:-

KITCHEN/DINER

19'10" max x 10'11" min opening to 13'3" max (6.05m max x 3.33m min opening to 3.96m/0.91m max)

Skimmed ceiling with inset spotlights, laminate flooring, power points, two vertical bar radiators, UPVC double glazed window to side, range of matching "shaker" wall and base units with soft close doors and round edged surfaces over, tiled splash backs, one and half bowl stainless steel sink unit with single drainer and mixer tap over, matching tall boy units which also house two built-in electric ovens, built-in ceramic hob with black backsplash and a black extractor hood over along with pan drawers under, door to entrance hall. Door to:-

UTILITY

10'11" max x 5'3" max (3.33m max x 1.60m max)

Skimmed ceiling with inset spotlights, laminate flooring, power points, single radiator, UPVC double glazed window to side, wall units, round edged work surface with tiled splash back, plumbing provision for washing machine, space for fridge freezer, airing cupboard housing hot water cylinder.

BEDROOM ONE

11'11" x 11'1" min (3.63m x 3.38m min)

Skimmed ceiling with inset spotlights, laminate flooring, television and ethernet point, power points, double radiator, UPVC double glazed window to front, built-in wardrobe. Door to:-

EN-SUITE

11'10" max x 3'2" max (3.61m max x 0.97m max)

Skimmed ceiling with inset spotlights, tiled floor, double radiator, UPVC double glazed window to front, built-in shower cubicle with full height ceramic wall tiling and fitted system mixer shower with rain head, half height ceramic wall tiling, wash hand basin set on a vanity unit with cupboard under, low level WC.

BEDROOM TWO

12'0" max 10'11" max (3.66m max 3.33m max)

Skimmed ceiling with inset spotlights, laminate flooring, power points, television and ethernet point, double radiator, UPVC double glazed windows to the front and side, built-in wardrobe with sliding doors.

BEDROOM THREE

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

Skimmed ceiling with inset spotlights, laminate flooring, television and ethernet point, power points, double radiator, UPVC double glazed window to side, built-in wardrobe.

BATHROOM

9'6" max x 7'5" max (2.90m max x 2.26m max)

Skimmed ceiling with inset spotlights, tiled floor, double radiator, shaver socket, UPVC double glazed window to side, double radiator, half height ceramic wall tiling. Suite comprising; panelled bath with mixer tap over, corner quadrant shower cubicle with full height ceramic wall tiling and fitted system mixer shower, wash hand basin set on a vanity unit with cupboard under, low level WC.

OUTSIDE

FRONT

The property has a hedged frontage which is laid mainly to gravel car standing with a gravel driveway at the side supplying further car standing and giving access to the front entrance door and the garage at the rear, gate at the left side of the bungalow giving pedestrian access to the rear.

GARAGE

17'7" x 11'2" max (5.36m x 3.40m max)

Up and over door, power and lighting, UPVC double glazed window and UPVC double glazed personnel door to rear. The garage has been plaster boarded and insulated.

REAR

Raised patio area across the rear leading onto the garden laid mainly to lawn and enclosed mainly by fencing with gravelled borders containing shrubs and plants, outside lighting, path and gravelled border with inset shrubs to the side leading to the gate at the front, outside tap.

DIRECTIONS

Leave our Dersingham office by heading out of the village on Lynn Road to the roundabout and take the second exit right onto the A149 towards Heacham and Hunstanton. Continue to the next roundabout and turn left onto A149 towards Heacham and Hunstanton. At the Heacham traffic lights by Norfolk Lavender turn left and head into the village. Continue all the way through to Station Road and after some distance turn right into Neville Road. The property will be found further along on the left hand side.

SERVICES

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

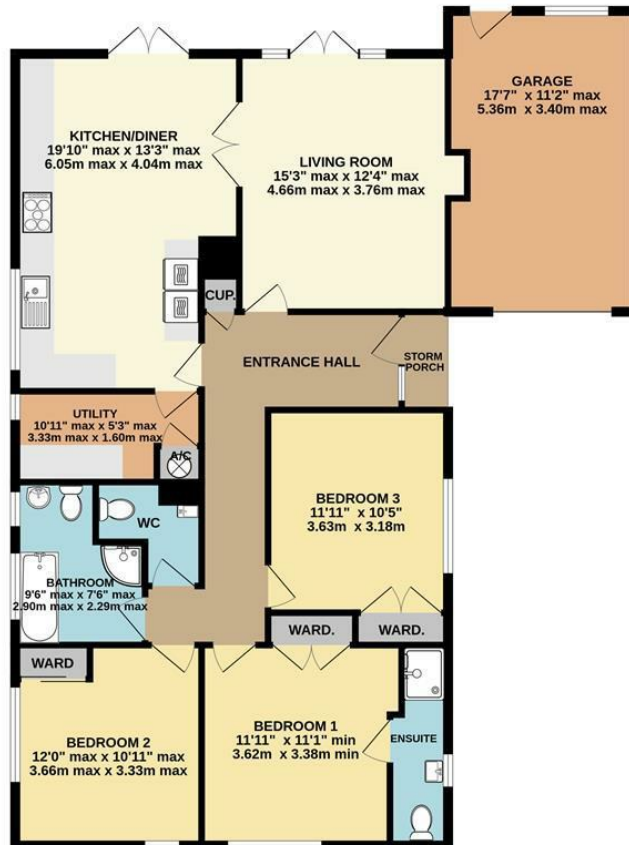
COUNCIL TAX

Band D - £2227.34 2024/2025

ENERGY RATING

Rate - 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
Long Sutton
Lincolnshire
PE12 9DB

Email: 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.