

# Geoffrey & Collings Co

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**Price £250,000 Freehold**



**25 Wiclewood Way, Dersingham, King's Lynn, PE31 6UL**

**\*\*NO ONWARD CHAIN\*\*** A well presented semi-detached bungalow offering accommodation including: Entrance Hall, Kitchen, Lounge/Diner, Conservatory, Two Double Bedrooms and Bathroom. The property which benefits from mostly UPVC double glazing and gas central heating has gardens to the front and rear along with ample 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: 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 **DERSINGHAM OFFICE** office of Geoffrey Collings & Co.

## **ENTRANCE HALL**

Textured and coved ceiling, access to roof space. LVT vinyl flooring, power points, single radiator. Airing cupboard housing gas fired boiler supplying domestic hot water and radiators (approx 18 months old). Doors to:-

## **KITCHEN**

10'2" x 8'11" (3.10m x 2.72m)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to side, 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, one and a half bowl sink unit with single drainer and mixer tap over, built-in electric oven, built-in gas hob with cooker hood over. Door to conservatory.

## **LOUNGE/DINER**

17'6" max x 11'6" max (5.33m max x 3.51m max)

Textured and coved ceiling, power point, television point, double radiator, double glazed window to rear, double glazed white aluminum sliding door to:-

## **CONSERVATORY**

18'3" x 6'2" (5.56m x 1.88m)

UPVC double glazing over a brick base, poly carbonate roof, laminate flooring, power points, UPVC double glazed door to rear garden.

## **BEDROOM ONE**

11'2" x 8'5" min opening to 10'6" (3.40m x 2.57m min opening to 3.20m)

Textured and coved ceiling, laminate flooring, power points, single radiator, UPVC double glazed bow window to front. Fitted wardrobes.

## **BEDROOM TWO**

10'1" x 7'10" (3.07m x 2.39m)

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

## **BATHROOM**

6'8" x 5'7" (2.03m x 1.70m)

Textured and coved ceiling, vinyl floor covering, UPVC double glazed window to side, single radiator. Full height ceramic wall tiling, wall extractor. Suite comprising panelled bath with mixer tap and shower attachment over along with a folding shower screen, pedestal wash hand basin, low level WC.

## **OUTSIDE**

### **FRONT**

Garden laid mainly to gravel with a gravel driveway supplying car standing and giving access to the garage. Gate giving pedestrian access to the rear.

### **GARAGE**

17'0" x 8'11" max (5.18m x 2.72m max)

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

## REAR

The garden is enclosed mainly by fencing and laid to paved patio one part and gravel to the other part along with a paved path to the garage. Timber garden shed, outside tap. Gate to front.

## DIRECTIONS

Leave our Dersingham office by turning right onto Hunstanton Road, then turn right on the bend next to the Co-Op supermarket into Mountbatten Road. First turning left into Hipkin Road and then second right into Wiclewood Way where the property will be found at the bottom on the right hand side.

## SERVICES

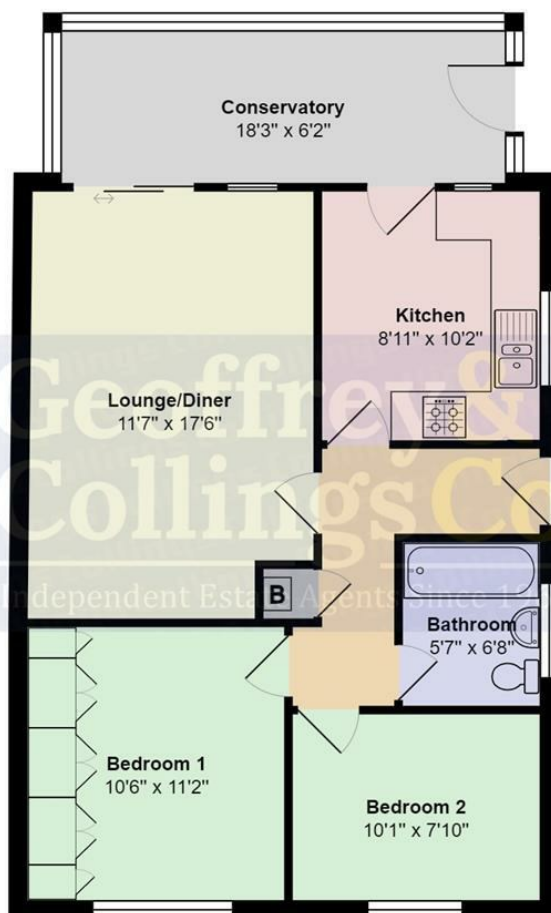
Mains electricity, mains gas, mains water mains drainage.

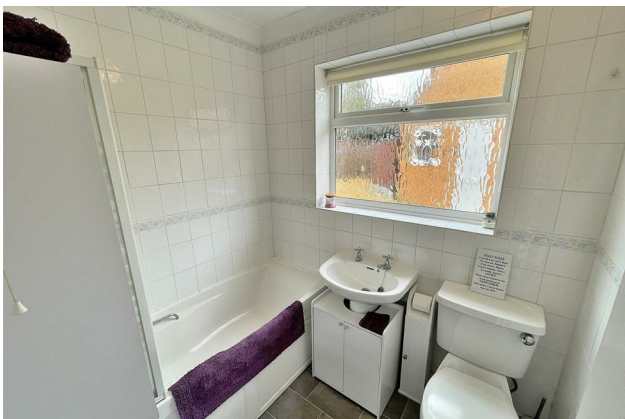
## COUNCIL TAX BAND

Band - B

## ENERGY RATING

EPC - D





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Norfolk  
PE30 1NN

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Dersingham  
Norfolk  
PE31 6HH

50 Marshland Street  
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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.