

Geoffrey & Collings Co

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Offers In Excess Of £450,000 Freehold



2A Woodside Avenue, Dersingham, King's Lynn, Norfolk, PE31 6QE

An immaculately presented mature detached chalet bungalow offering spacious accommodation including: Entrance Hall, Living Room, Bedroom Three (or Dining Room), Kitchen/Breakfast Room, Conservatory and Bathroom to the ground floor, along with Landing, Two Double Bedrooms and Shower Room to the first floor. The property which benefits from gas central heating and UPVC double glazing has plenty of off-road parking to the front and side along with a detached single garage and a well kept mature garden to the rear.

The property is situated in a sought after location within the popular village of Dersingham. The village offers a wide range of facilities to include: doctor's surgery, library, chemist, vets, 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 London King's Cross.

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

UPVC ENTRANCE DOOR AT THE SIDE TO:-

ENTRANCE HALL

Skimmed and coved ceiling, wood laminate flooring, power points, telephone socket, single radiator, cloaks cupboard, stairs to first floor landing. Doors to living room, kitchen/diner, bedroom three and bathroom.

KITCHEN/BREAKFAST ROOM

15'10" x 9'11" (4.83m x 3.02m)

Skimmed and coved ceiling, vinyl floor covering, power points, double radiator, plumbing provision for washing machine, UPVC double glazed window to rear, range of matching base and drawer units with stone effect composite work surfaces over along with matching back splashes, inset one and a half bowl stainless steel sink unit with work top cut drainer and mixer tap over, breakfast bar with cupboards under along with spaces for under-counter fridge and freezer, wall unit housing gas fired boiler supplying domestic hot water and radiators, built-in electric oven, built-in electric combi oven, built-in ceramic hob with stainless steel extractor hood over. Opening through to:-

CONSERVATORY

9'4" x 7'7" (2.84m x 2.31m)

UPVC double glazing over a brick base with a solid UPVC ceiling, tiled floor, power points, UPVC double glazed door to rear garden.

LIVING ROOM

20'8" x 12'5" (6.30m x 3.78m)

Skimmed and coved ceiling, power points, television point, telephone socket, two double radiators, UPVC double glazed windows to the front and side, feature fireplace recess with tiled hearth.

BEDROOM THREE

11'7" x 11'0" (3.53m x 3.35m)

(Currently used as a dining room) Skimmed and coved ceiling, power points, double radiator, UPVC double glazed window to front.

BATHROOM

8'1" x 7'3" (2.46m x 2.21m)

Skimmed and coved ceiling, tiled floor, UPVC double glazed window to side, chrome heated towel rail. Suite comprising; roll-top bath with mixer tap and shower attachment over, pedestal wash hand basin, low level WC.

FIRST FLOOR LANDING

Skimmed and coved ceiling, access to roof space, airing cupboard housing hot water cylinder. Doors to:-

BEDROOM ONE

13'0" max x 9'4" min (3.96m max x 2.84m min)

Skimmed and coved ceiling, power points, television point, double radiator, UPVC double glazed window to rear, built-in wardrobe.

BEDROOM TWO

13'0" max x 11'1" max (3.96m max x 3.38m max)

Skimmed and coved ceiling, power points, double radiator, UPVC double glazed window to front, built-in wardrobe.

SHOWER ROOM

5'8" max x 5'10" max (1.73m max x 1.78m max)

Skimmed and coved ceiling, ceiling extractor, laminate flooring, double glazed Velux sky light, chrome heated towel rail, part ceramic wall tiling, suite comprising corner quadrant shower cubicle with full height composite back splash and fitted system mixer shower, combi vanity unit with inset wash hand basin and cupboards under, low level WC with concealed cistern.

OUTSIDE

FRONT

The property has a low walled frontage with driveway access to gravelled car standing which has borders containing mature shrubs and plants along with an inset mature shrub, gate at the left side of the property providing pedestrian access to the side and rear. To the right is a pair of gates giving vehicular access along a brick weave driveway to the garage at the rear.

GARAGE

16'10" x 9'4" max (5.13m x 2.84m max)

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

REAR

An enclosed garden laid mainly to slate chippings with borders containing mature shrubs and plants, brickweave patio area to the side of the conservatory and a further paved patio area to the side of the garage, trellis screen on the right of the property to the driveway and a paved area to the left side of the property.

DIRECTIONS

Leave our Dersingham office by turning left onto Hunstanton Road, continue straight ahead over the traffic lights. Continue past the Spar Shop and then turn left immediately after Thaxters Garden Centre into Woodside Avenue. The property will be found just a short distance further along on the right hand side.

SERVICES

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

COUNCIL TAX BAND

Band D - £2233.70 for 2024-2025

ENERGY PERFORMANCE RATING

Rate - tbc





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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.