

Geoffrey & Collings Co

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Price £625,000 Freehold



12 The Birches, South Wootton, King's Lynn, PE30 3JG

An individually designed mature detached house offering spacious accommodation including: Entrance Hall, Cloakroom, Dining Room, Kitchen, Utility, Living Room, Drawing Room and Conservatory to the ground floor along with Galleried Landing, Four Bedrooms and Bathroom to the first floor. This nicely presented property which benefits from UPVC double glazing and gas central heating is set on a good sized plot with ample off-road parking, gardens and an adjoining single garage to the front, along with a beautifully presented enclosed garden to the rear, having a delightful backdrop onto woodlands.

The property is situated in South Wootton's most desirable road, approximately four miles from King's Lynn town centre. King's Lynn is a large market town offering extensive facilities including Alive Leisure Centre, swimming pool, shops, pubs, restaurants and the popular historic Quay area. The North Norfolk Coast is approximately 30 minutes drive away. King's Lynn also has the benefit of a main line rail link to Ely, Cambridge and London Kings Cross.

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

COMPOSITE FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Power points, telephone socket, double radiator, stairs to first floor landing, under stairs cupboard, doors to dining room, kitchen and living room. Door to:-

WC

Tiled floor, full height ceramic wall tiling, UPVC double glazed window to front, chrome heated towel rail, low level WC, wash hand basin set on a vanity unit with cupboard under.

DINING ROOM

11'5" x 9'0" (3.48m x 2.74m)

Power points, double radiator, UPVC double glazed window to front.

KITCHEN

12'6" x 9'6" (3.81m x 2.90m)

Tiled floor, power points, heated towel rail, UPVC double glazed window to rear, single radiator, range of matching wall and base units with round edged work surfaces over along with matching upstands, one and a half bowl ceramic sink unit with single drainer and mixer tap over, built-in electric oven, built-in gas hob with stainless steel extractor hood over, built-in dishwasher, built-in fridge, built-in freezer. Opening to:-

UTILITY

9'1" x 4'8" (2.77m x 1.42m)

Tiled floor, power points, double radiator, plumbing provision for washing machine, gas fired boiler supplying domestic hot water and radiators, UPVC double glazed window to rear, personnel door to garage, work surface with inset stainless steel sink unit with single drainer and mixer tap over along with cupboard under. UPVC double glazed door to rear.

LIVING ROOM

21'5" x 12'3" min opening to 18'3" max (6.53m x 3.73m min opening to 5.56m max)

Power points, television point, single radiator, three double radiators, UPVC double glazed windows to the front and rear, feature ornamental fireplace with inset living flame electric fire. Double doors to:-

DRAWING ROOM

15'8" x 11'7" (4.78m x 3.53m)

Power points, double radiator, UPVC double glazed window to rear, double glazed white aluminium sliding door to:-

CONSERVATORY

16'1" x 12'3" (4.90m x 3.73m)

A wonderful room to sit and take in the view to the beautiful rear garden. UPVC double glazing, double glazed pitched glass roof, power points, double radiator. UPVC double glazed double doors to rear garden.

FIRST FLOOR LANDING

A galleried landing with access and ladder to a part boarded roof space, power points, single radiator, UPVC double glazed windows to front, airing cupboard housing hot water cylinder Doors to:-

BEDROOM ONE

12'5" x 9'8" (3.78m x 2.95m)

Power points, two single radiators, UPVC double glazed windows to front, two built-in wardrobes with double doors.

BEDROOM TWO

12'2" x 9'1" (3.71m x 2.77m)

Power points, single radiator, UPVC double glazed windows to rear, built-in wardrobe.

BEDROOM THREE

12'4" x 8'11" (3.76m x 2.72m)

Power points, two single radiators, UPVC double glazed windows to rear.

BEDROOM FOUR

9'1" x 6'5" (2.77m x 1.96m)

Power points, double radiator, UPVC double glazed window to front, built-in storage cupboard.

BATHROOM

9'1" x 8'10" (2.77m x 2.69m)

Tile effect laminate flooring, double radiator, full height ceramic wall tiling, UPVC double glazed window to rear. Suite comprising; oval bath with central mixer tap over, corner quadrant shower cubicle with fitted electric shower, pedestal wash hand basin with lit vanity mirror over, low level WC.

OUTSIDE

FRONT

Gravelled driveway supplying ample car standing and giving access to the garage, two lawned garden areas with borders containing mature shrubs and plants along with inset young trees.

GARAGE

16'4" x 10'0" max (4.98m x 3.05m max)

Up and over door, power and lighting, round edged work surface with cupboards under, wall units, personnel door to utility.

REAR

Paved terrace area off the side of the conservatory with steps down onto a beautifully presented enclosed garden laid mainly to lawn with well stocked borders containing mature shrubs and plants, along with inset mature trees. Timber summer house, shaded patio area amidst the trees, outside tap, the garden has a delightful backdrop onto woodland at the rear.

DIRECTIONS

From King's Lynn town centre leave via the A148 northern bypass passing the car showrooms on your right, straight ahead over the roundabout passing Hall Road and Nursery Lane on your left and at the traffic lights turn left into Castle Rising Road. Continue along and take the second left into Priory Lane and then turn right into The Birches. Turn left and follow the road round to the right and the property will be found further along on the left hand side.

SERVICES

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

COUNCIL TAX BAND

Band - E. £2702.55 for 2024/25

ENERGY PERFORMANCE CERTIFICATE

Rate - To be advised





17 Blacktrials 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

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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:

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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.

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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.