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www.geoffreycollings.co.uk

Price £340,000 Freehold



19 Johnson Crescent, Heacham, King's Lynn, PE31 7LQ

A mature detached house offering accommodation including: Entrance Hall, Cloakroom, Kitchen/Diner and Living Room to the ground floor, along with Landing, Four Bedrooms and Shower Room to the first floor. This very nicely presented property which benefits from UPVC double glazing and gas central heating has well maintained gardens to the front and rear along with off-road parking and a detached double garage.

The property is situated within the popular coastal 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 3/4 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 **DERSINGHAM OFFICE** office of Geoffrey Collings & Co.

STORM CANOPY WTH UPVC ENTRANCE DOOR TO:-

ENTRANCE HALL

Textured and coved ceiling, power points, telephone socket, single radiator, stairs to first floor landing, UPVC double glazed window to front, doors to kitchen/diner and living room. Door to:-

CLOAKROOM

6'6" x 3'4" (1.98m x 1.02m)

Textured ceiling, single radiator, UPVC double glazed window to side, low level WC, wash hand basin with tiled splash back.

KITCHEN/DINER

16'10" x 11'0" (5.13m x 3.35m)

Skimmed ceiling with inset spotlights, power points, double radiator, UPVC double glazed window to rear, UPVC double glazed double doors to rear, UPVC double glazed door to side, plumbing provision for washing machine and dishwasher, range of matching wall and base units with shaker style doors and work surfaces over, composite back splashes, drawer units with work surfaces over, space for fridge freezer, space for under-counter fridge, space for cooker with cooker hood over.

LIVING ROOM

17'9" x 11'11" (5.41m x 3.63m)

A double aspect room with UPVC double glazed windows to the front and rear, textured and coved ceiling, power points, television point, double radiator.

FIRST FLOOR LANDING

Textured and coved ceiling, access to roof space, power points, airing cupboard housing gas fired boiler, supplying domestic hot water and radiators, doors to:-

BEDROOM ONE

12'5" x 10'1" min (3.78m x 3.07m min)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to rear.

BERDROOM TWO

11'1" min x 9'9" (3.38m min x 2.97m)

Textured and coved ceiling, power points, double radiator, UPVC double glazed window to rear.

BEDROOM THREE

9'2" x 7'6" (2.79m x 2.29m)

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

BEDROOM FOUR

11'8" x 6'8" (3.56m x 2.03m)

Textured and coved ceiling, power points, double radiator, UPVC double glazed window to rear.

SHOWER ROOM

6'5" x 5'5" (1.96m x 1.65m)

Textured ceiling with inset spot lights, ceiling light/extractor, single radiator, part ceramic wall tiling, UPVC double glazed window to side, suite comprising quadrant shower cubicle with full height composite back splash and fitted system mixer shower, pedestal wash hand basin, low level WC.

OUTSIDE

FRONT

Garden laid mainly to gravel with a concrete driveway supplying ample car standing and giving access to the garage along with a gate giving pedestrian access to the rear.

DOUBLE GARAGE

17'2" x 16'3" max (5.23m x 4.95m max)

Two power roller doors, power and lighting, UPVC double glazed window to rear, UPVC double glazed personnel door to side.

REAR

Paved patio area to the side of the property with a useful garden storage area behind the garage, gate to front. This area leads to an enclosed rear garden laid mainly to gravel with boxed borders, external power points, gate to a further storage area to the left side of the house.

SUMMER HOUSE

8'10" x 8'10" (2.69m x 2.69m)

Timber constructed summer house with double glazed windows to the front and side, double glazed double doors to the front, power points.

DIRECTIONS

From our Dersingham office continue out of the village on Lynn Road to the roundabout and turn right onto the A149 towards Heacham and Hunstanton. At the next roundabout turn left again towards Heacham and Hunstanton. Take the next turning left into Lamsey Lane and proceed into the village and at the bottom of the hill turn left into Folgate Road (sign posted South Beach). Take the third turning on the right into College Drive and the second turning left into Johnson Crescent. Follow the road round to the left and the property will be found in the bottom left hand corner.

SERVICES

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

COUNCIL TAX

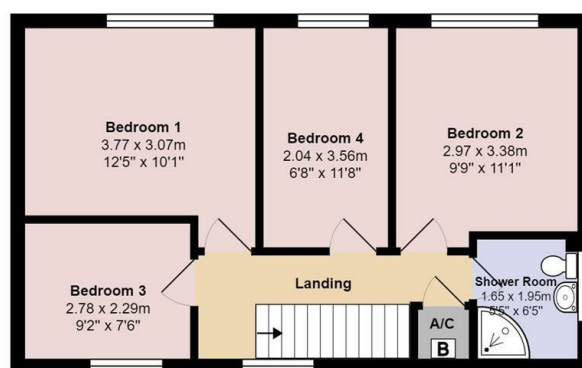
Band D - £2227.34 for 2024/2025

ENERGY PERFORMANCE RATING

Rate - C



GROUND FLOOR



FIRST 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.