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**Price £275,000 Freehold**



### **40 Hunstanton Road, Dersingham, King's Lynn, Norfolk, PE31 6HQ**

A mature semi detached house offering accommodation including:- Entrance Hall, Lounge/Dining Room, Kitchen, Rear Entrance Porch, Lobby, Bathroom and Separate WC to the ground floor, along with Landing and Three Bedrooms (Bedroom one with En-suite), to the first floor. The property which requires a schedule of refurbishment benefits from gas central heating along with off-road parking and a good sized garden to the rear (in excess of 100 feet).

The property is situated in a popular non-estate position 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.

## **FRONT ENTRANCE DOOR TO:-**

### **ENTRANCE HALL**

Papered ceiling, double radiator, stairs to first floor landing, under stairs cupboard. Door to:-

### **LOUNGE/DINING ROOM**

#### **DINING AREA**

15'0" max x 6'4" min opening to 10'11" max (4.57m max x 1.93m min opening to 3.33m max)

Papered ceiling, power points, telephone socket, double radiator, window to rear, cupboard housing gas fired boiler supplying domestic hot water and radiators, door to kitchen, opening through to:-

#### **LOUNGE AREA**

12'0" min x 11'2" max (3.66m min x 3.40m max )

Papered ceiling, power points, double radiator, sash bay window to front, open fireplace set in tiled surround and hearth.

#### **KITCHEN**

9'4" x 9'1" (2.84m x 2.77m)

Papered ceiling, vinyl floor covering, power points, plumbing provision for washing machine, window to side, range of wall and base units with round edged work surfaces over, stainless steel sink with double drainer, space for cooker and space for under counter fridge, door to lobby, door to:-

#### **REAR ENTRANCE PORCH**

7'0" x 6'1" (2.13m x 1.85m)

Single glazing in timber frames. polycarbonate roof, power point, UPVC double glazed door to side.

#### **LOBBY**

Skimmed ceiling, access to roof space, door to WC, opening through to:-

#### **BATHROOM**

8'1" x 4'3" (2.46m x 1.30m)

Skimmed ceiling, UPVC double glazed window to side, single radiator, part ceramic wall tiling, wall extractor, suite comprising panelled bath with electric shower over, wash hand basin with tiled splash back.

#### **SEPARATE WC**

4'6" x 4'1" (1.37m x 1.24m)

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

#### **FIRST FLOOR LANDING**

Papered ceiling, access to roof space, single radiator, sash window to the side, doors to:-

#### **BEDROOM ONE**

10'6" min opening to 13'7" max x 11'6" max (3.20m min opening to 4.14m max x 3.51m max)

Papered ceiling, power points, double radiator, sash window to front, door to:-

#### **EN-SUITE WC**

4'11" x 3'9" (1.50m x 1.14m)

Papered ceiling, sash window to front, low level WC, wash hand basin with electric water heater over.

#### **BEDROOM TWO**

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

Textured ceiling, power points, double radiator, sash window to rear.

#### **BEDROOM THREE**

8'2" x 7'6" (2.49m x 2.29m)

Papered ceiling, power points, single radiator, sash window to rear.

#### **OUTSIDE**



## FRONT

The property has a low walled frontage with decorative railings over, gravelled driveway supplying car standing at the side and a gravelled garden area to the front with inset shrubs and plants, gate giving pedestrian access to the rear.

## REAR

The garden extends to in excess of 100 feet in length with a courtyard area off the rear porch which leads onto the garden laid mainly to lawn and enclosed mainly by fencing with borders containing a large variety of mature shrubs and plants. Potting shed. To the bottom end of the garden is a timber workshop (11'10" x 9'3"), a large timber garden shed and a further large shed/store.

## DIRECTIONS

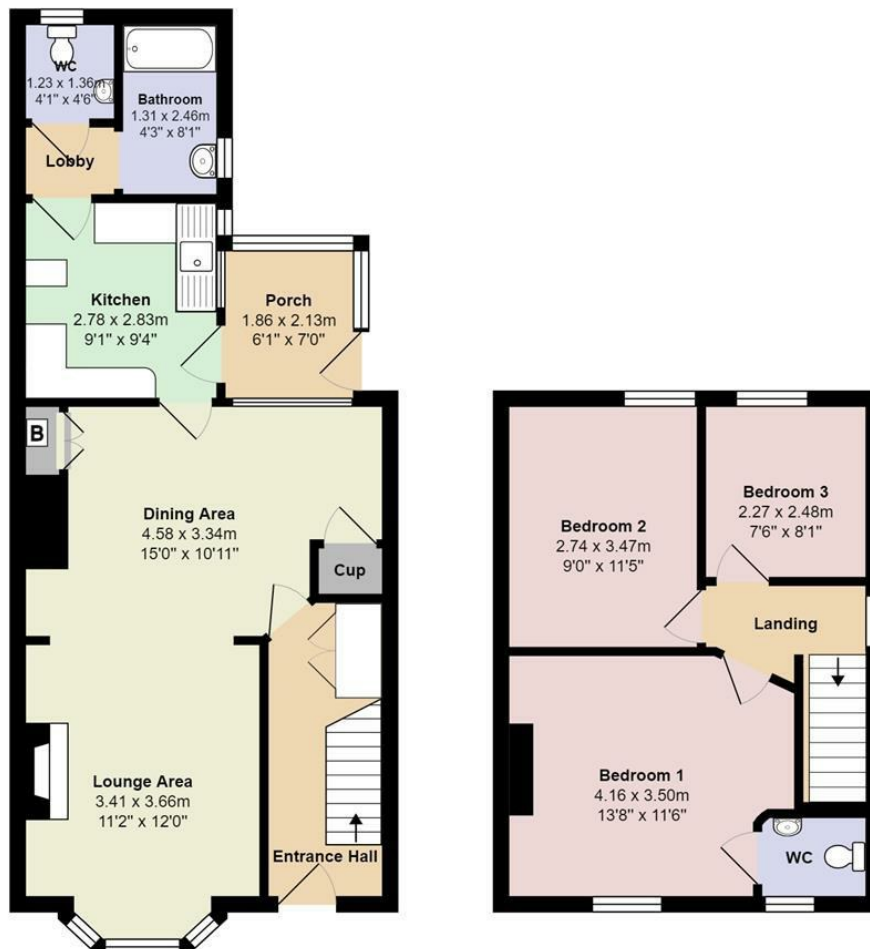
Leave our Dersingham office by turning left onto Hunstanton Road and the property will be found further along on the right hand side.

## SERVICES

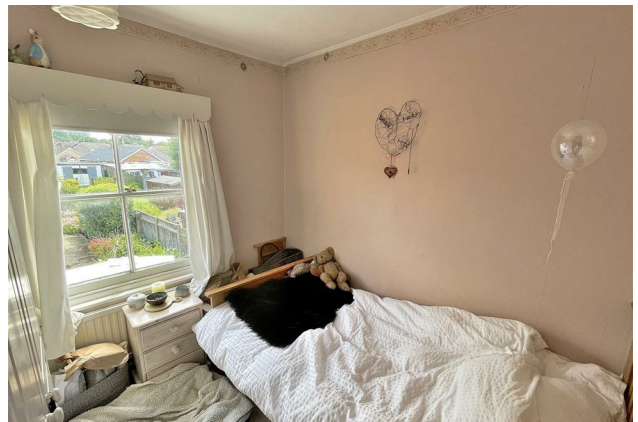
Mains electricity, mains gas, mains water, mains drainage.

## COUNCIL TAX

Band B - £1737.32 for 2024 to 2025







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  
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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.