

## DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 1st exit signposted Hunstanton onto the A149. Continue along this road and at the roundabout take the 1st exit onto the A149 again towards Hunstanton, take the 2nd right onto Common Road, then third right onto Goose Green Road where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	90	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



1 Goose Green Road Snettisham King's Lynn Norfolk PE31 7PW

**THREE BEDROOM DETACHED BUNGALOW WITH GARAGE & DRIVEWAY  
NO UPWARD CHAIN**

**Snettisham**

**OIEO £285,000 Freehold**

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sales@brittons.net





**L-SHAPED HALLWAY**

Fitted carpet. Radiator. Air conditioning unit. Airing cupboard. Storage cupboard. Loft access (fully boarded throughout).

**LOUNGE**

Fitted carpet. Double radiator. Air conditioning unit. Door to rear garden.

13'9 x 12'11 (4.19m x 3.94m)

**KITCHEN**

Range of wall, base and drawer units with worktops over. Space for washing machine. Electric oven and hob. Pantry. Vinyl flooring. Double radiator. Window to front aspect. Door to driveway.

14'5 x 8'6 (4.39m x 2.59m)

**BEDROOM 1**

Fitted carpet. Radiator. Window to front aspect.

13'9 inc wardrobes x 11'9 (4.19m inc wardrobes x 3.58m)

**BEDROOM 2**

Fitted carpet. Radiator. Window to rear aspect.

9'10 inc wardrobes x 9'10 (3.00m inc wardrobes x 3.00m)

**BEDROOM 3**

Fitted carpet. Radiator. Window to rear aspect.

9'11 x 8'8 (3.02m x 2.64m)

**SHOWER ROOM**

Walk-in shower with electric shower and wash hand basin. Heated towel rail. Non-slip flooring. Window to side aspect.

5'6 x 5'2 (1.68m x 1.57m)

**SEPARATE W.C**

Non-slip flooring. Window to side aspect.

5'6 x 2'10 (1.68m x 0.86m)

**SINGLE GARAGE**

Up & over door. Power and light.

**FRONT GARDEN**

Mainly laid to lawn with rockery and gravel driveway. Electric car charging point.

**WORKSHOP**

Power and light.

12'1 x 9'0 (3.68m x 2.74m)

**REAR GARDEN**

Enclosed, mainly laid to lawn with borders housing trees and shrubs. Patio area. Timber shed and brick workshop with light and power.

We are delighted to offer this three bedroom detached bungalow with garage and driveway in the delightful village of Snettisham. The property benefits from gas central heating, uPVC double glazing and solar panels. The accommodation comprises L-Shaped hallway with air conditioning unit, lounge with air conditioning unit, kitchen, three bedrooms, shower room and separate w.c. The front garden is mainly laid to lawn with rockery and gravel driveway. Electric car charging point. The rear garden is enclosed, mainly laid to lawn with borders housing trees and shrubs. Patio area. Timber shed and brick workshop with light and power. No Upward Chain.

GROUND FLOOR





