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DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the exit signposted Hunstanton on the A149. Continue along this road and at the roundabout take the 1st exit onto the A149 again towards Hunstanton. Turn right onto Beach Road and continue forward onto Station Road, then first right onto The Avenue where the property can be found on the right hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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.



10 The Avenue Snettisham King's Lynn Norfolk PE31 7QT

FOUR BEDROOM DETACHED CHALET WITH ONE BEDROOM ANNEXE AND DRIVEWAY

Snettisham

£540,000 Freehold

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HALLWAY Vinyl flooring. Double radiator. Airing cupboard. Loft access.	
CLOAKROOM Two piece suite comprising vanity wash hand basin and w.c. Vinyl flooring.	55 x 32 (1.65m x 0.97m)
LOUNGE Fitted carpet. Feature fireplace. Windows to front and side aspects.	184 x 1211 (5.59m x 3.94m)
DINING ROOM Tiled floor. Double radiator. Window to side aspect. Door to rear garden.	144 x 1078 (4.37m x 3.25m)
KITCHEN Range of wall, base and drawer units with granite worktops over. Double oven with hob. Double butler sink. Tiled floor. Windows to rear and side aspects.	156 x 135 (4.72m x 4.09m)
UTILITY Vinyl flooring. Boiler cupboard. Heated towel rail. Space for washing machine and tumble dryer.	73 x 65 (2.21m x 1.96m)
BEDROOM 2 Fitted carpet. Built-in wardrobes. Double radiator. Window to front aspect.	155 x 1211 (4.70m x 3.94m)
BEDROOM 3/PLAYROOM Fitted carpet. Built-in cupboard. Radiator. Window to front aspect.	95 x 77 (2.87m x 2.31m)
LANDING/STUDY AREA Fitted carpet. Double radiator. Two velux windows to side aspects.	185 x 115 (5.61m x 3.48m)
MASTER BEDROOM Fitted carpet. Double radiator. Eaves storage. Window to side aspect.	1311 x 124 (4.24m x 3.76m)
DRESSING ROOM Eaves storage.	76 x 69 (2.29m x 2.06m)
EN-SUITE SHOWER ROOM Four piece suite comprising shower cubicle with Thermostatic shower, bath with standpipe, wash hand basin and w.c. Tiled floor. Heated towel rail. Window to side aspect.	12'11 max x 10'3 max (3.94m max x 3.12m max)
BEDROOM 4 Fitted carpet. Built-in wardrobes. Double radiator. Window to side aspect.	89 x 87 (2.67m x 2.62m)
BATHROOM Three piece suite comprising bath, wash hand basin and w.c. Wooden flooring. Double radiator. Window to rear aspect.	115 x 52 (3.48m x 1.57m)
ANNEXE KITCHEN/LIVING Vinyl flooring. Double radiator. Kitchenette base units with sink. Electric hob. French doors to decking area.	144 x 119 max (4.37m x 3.58m max)
ANNEXE BEDROOM Fitted carpet. Built-in wardrobes. Double radiator. Window to side aspect.	148 x 100 (4.47m x 3.05m)
ANNEXE SHOWER ROOM Double walk-in shower with Thermostatic mixer bar, vanity wash hand basin and w.c. Tiled floor. Heated towel rail. Window to side aspect.	78 x 57 (2.34m x 1.70m)
FRONT GARDEN Gated and laid to brickweave with ample parking, lawned area with shrubs.	
REAR GARDEN Enclosed, mainly laid to lawn with shrubs and patio area, Timber shed. Workshop/storage with light and power.	

We are delighted to offer this beautifully presented four bedroom detached chalet with one bedroom annexe in the delightful village of Snettisham. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, cloakroom, lounge, dining room, kitchen, utility and three bedrooms (including annexe bedroom) on the ground floor, master bedroom with dressing room, en-suite shower room, dressing room, eaves storage, further bedroom, landing/study area and bathroom on the first floor. The one bedroom annexe comprises kitchen/living area, bedroom and shower room with outside decking area. The front garden is gated and laid to brickweave with ample parking, lawned area with shrubs. The rear garden is enclosed, mainly laid to lawn with shrubs and patio area, Timber shed. Workshop/storage with light and power.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



