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estate agents

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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 where the property can be found on the left hand side easily identified by our For board.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 61 |
| (39-54) E | | 25 | |
| (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.



69 Station Road Snettisham King's Lynn Norfolk PE31 7QJ

RECENTLY REFURBISHED THREE/FOUR BEDROOM PRETTY CARRSTONE COTTAGE WITH GARAGE AND PARKING

Snettisham

£375,000 Freehold

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sales@britttons.net





OAK STORM PORCH

HALLWAY

Tiled floor. Stairs to first floor.

11'10 x 5'11 (3.61m x 1.80m)

SHOWER ROOM

Shower cubicle with Thermostatic Rainfall head and hand held attachment, vanity wash hand basin and w.c. Tiled floor.

8'1 x 6'4 max (2.46m x 1.93m max)

LOUNGE

Wooden floor. Brick fireplace with wood burner. Window to front aspect.

13'4 x 11'1 (4.06m x 3.38m)

DINING AREA

Tiled floor. Radiator. French door to lounge.

11'7 x 10'8 (3.53m x 3.25m)

BEDROOM 4/STUDY

Fitted carpet. Built-in wardrobe. Window to side aspect.

11'10 x 7'5 (3.61m x 2.26m)

KITCHEN

Range of wall, base and drawer units with worktops over. Island unit with inset sink, Quooker Tap and drainer. Integrated dishwasher, electric oven and hob with extractor over. Space for fridge/freezer. Tiled floor. Roof light. French doors to rear.

14'3 x 9'11 (4.34m x 3.02m)

UTILITY

Range of wall and base units with worktops over. Stainless steel sink. Plumbing for washing machine. Wall mounted gas boiler. Window to rear aspect.

8'3 x 7'3 (2.51m x 2.21m)

LANDING

BEDROOM 1

Wooden floor. Two built-in wardrobes. Window to front aspect.

11'0 x 10'9 (3.35m x 3.28m)

BEDROOM 2

Wooden floor. One double and one single built-in wardrobe. Window to rear aspect.

10'7 x 9'10 (3.23m x 3.00m)

BEDROOM 3

Wooden floor. Window to front aspect.

7'11 x 6'10 (2.41m x 2.08m)

BATHROOM

Three piece suite comprising Free standing Ball and Claw bath with handheld shower attachment over, wash hand basin and w.c. Tiled splashbacks. Tiled floor. Heated towel rail. Window to rear aspect.

8'9 x 7'6 (2.67m x 2.29m)

GARAGE

Wooden single garage built in 2017 with up & over door, light and power, personell access from rear garden. Accessed via Southgate Lane.

FRONT GARDEN

Mainly laid to shingle used currently for parking.

REAR GARDEN

Fully enclosed mainly laid to artificial turf with raised decking area and patio area. Gate to further parking at the rear. Two additional parking spaces.



We are delighted to offer this recently refurbished three/four bedroom pretty carrstone cottage with garage and parking in the delightful village of Snettisham. The property benefits from gas central heating and uPVC double glazing in addition to all ceilings being skimmed with downlighters throughout. The accommodation is arranged over two floors comprising hallway, shower room, lounge, dining area, study/bedroom four, kitchen and utility on the ground floor with three bedrooms and bathroom on the first floor. The front garden is laid to decorative slate and gravel with parking and foot path leading to front door surrounded by a oak storm porch and carrstone wall. The rear garden is fully enclosed mainly laid to artificial turf with raised decking area and patio area. Single garage and two additional parking spaces.



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and floor areas are approximate and are intended to give a general impression of the premises. The actual dimensions and specifications should be used as a guide by the prospective purchaser. The services, fixtures and appliances shown here should be used as such by the purchaser. We do not accept liability for any errors or omissions. Made with MapInfo 12.0.0.4



