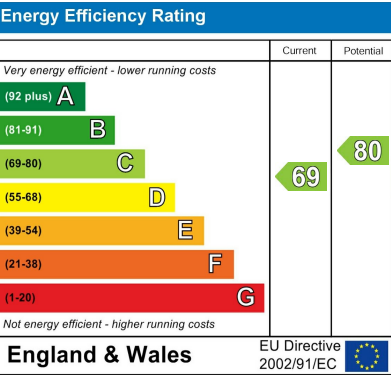


DIRECTIONS

From the Brittons office in King's Lynn, head towards the Knights Hill roundabout, taking the second exit onto A148. Following for approximately 3 miles take a left onto Hunstanton Road/ Lynn Road, B1440. Proceed across the traffic lights, and drive through Ingoldisthorpe and into the village centre of Snettisham. Turn right into School Road, where signposted to Bircham, continue past the school on the left hand side and take the next right into Manor Lane. Continuing to follow Manor Lane to your left you will find a right hand turning, the driveway will be the first on your left.



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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

*"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.*

*The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.*

*Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.*

*The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.*

*This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.*



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Manor Lodge Manor Lane Snettisham King's Lynn, Norfolk PE31 7NH

BEAUTIFULLY PRESENTED FOUR BEDROOM CHALET WITH DOUBLE GARAGE AND DRIVEWAY

Snettisham

£514,500 Freehold

01553 692828  
sales@brittons.net







<b>ENTRANCE HALL</b> Fitted carpet, stairs to first floor with a galleried landing, built in storage cupboards, Door leading to lounge / diner. A separate large storage cupboard. Double radiator.	20'1 x 7'10 (6.12m x 2.39m)
<b>DOWNSTAIRS CLOAKROOM</b> Two piece suite comprising of a hand basin set with vanity unit, and W.C. Tiled flooring extending up to half height on walls. Single radiator.	6'3 x 4'5 (1.91m x 1.35m)
<b>LOUNGE</b> Fitted carpet, decorative fire place with real flame gas fire. Skimmed ceiling. Patio door leading to sun room. Two double radiators.	14'9 x 14'8 (4.50m x 4.47m )
<b>SUN LOUNGE</b> Fitted carpet, skylight, selection of downlights, French door leading to the garden. Double radiator.	16'6 x 10'5 (5.03m x 3.18m )
<b>DINING AREA</b> Fitted carpet, skimmed ceiling. Arch leading to lounge area. Double radiator.	14'7 x 11'7 (4.45m x 3.53m )
<b>KITCHEN</b> Range of wall, base and drawer units with worktops over. Integrated fridge/freezer and extractor hood. Range cooker. Skimmed ceiling. Double radiator. Window to side aspect. Fitted carpet.	14' x 11'8 (4.27m x 3.56m )
<b>UTILITY</b> Selection of wall and base units, stainless steel sink with mixer tap over, and an electric shower over. Tiled splash back. Skimmed ceiling. Airing cupboard. Loft access. Window to front aspect and a door to the rear. Radiator.	11'5 x 8'9 (3.48m x 2.67m)
<b>GALLERIED LANDING</b> Fitted carpet, sky light to front aspect. Loft access. Large storage cupboard with small single radiator. Double radiator.	
<b>GUEST BEDROOM</b> Fitted carpet, Selection of built in wardrobes and cupboards surrounding the bed. Skimmed ceiling. Double radiator. Window to rear aspect overlooking the well maintained rear garden.	10'8 x 9'9 (3.25m x 2.97m)
<b>EN-SUITE</b> Three piece of suite, comprising of pedestal hand basin, W.C. and shower cubicle with electric shower. Towel radiator . Window to side aspect. Walls fully tiled. Fitted carpet.	5'1 x 4'5 (1.55m x 1.35m )
<b>BEDROOM ONE</b> Fitted carpet. Selection of built in wardrobes, drawers and cupboards. Window to rear aspect with rolling field views. Double radiator.	15'3 x 11'7 (4.65m x 3.53m )
<b>EN-SUITE</b> Three piece suite comprising of wash hand basin set within a vanity unit, W.C. and a bath with mixer tap and Aqualisa thermostatic shower over including a glass shower screen. Skimmed ceiling. Vinyl flooring. Towel radiator.	6'4 x 5'6 (1.93m x 1.68m )
<b>BEDROOM TWO</b> Fitted carpet, selection of fitted wardrobes and cupboards. Eaves storage. Window seat with drawers beneath. Double radiator. Window to rear aspect with rolling field views.	11'11 x 8' (3.63m x 2.44m )
<b>BEDROOM THREE</b> Fitted carpet, selection of fitted wardrobes and cupboards. Eaves storage. Window seat with drawers beneath. Double radiator. Window to rear aspect with picturesque views.	11'11 x 11'7 (3.63m x 3.53m )
<b>BATHROOM</b> Three piece suite comprising of hand basin set with vanity unit, W.C. and bath with mixer taps over. Skimmed ceilings. Fitted carpet. Skylight to front aspect. Obscured window to side aspect. Double radiator.	8'10 x 8'5 (2.69m x 2.57m)
<b>FRONT GARDEN/DRIVEWAY</b> Brick weave drive way with space to park three to four cars. Plus well stocked raised flower beds.	
<b>REAR GARDEN</b> Mainly laid to lawn, with a patio area. Surrounded by fencing. Raised flower beds and vegetable patches. Summer house.	



Welcome to Manor Lane, Snettisham - a charming location for this beautifully spacious four-bedroom detached chalet in a conservation area. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with the family. With four bedrooms and three bathrooms, there is ample space for everyone to enjoy their own privacy and comfort. The sun lounge with a skylight overlooking the rear garden is a delightful feature, allowing natural light to flood the space and creating a peaceful retreat within your own home. The galleried landing with built-in storage cupboards adds a touch of elegance and practicality to the property. For those chilly British evenings, the gas central heating will keep you warm and cosy, while the UPVC triple glazing helps to keep the property energy efficient. The two en-suites and family bathroom provide convenience and luxury for all residents. Parking is made easy with space for two vehicles and the double garage. The enclosed rear garden with field views is the perfect spot for enjoying a cup of tea in the morning or unwinding after a long day. Don't miss out on the opportunity to own this stunning chalet in a sought-after location. Book a viewing today and envision the life you could create in this wonderful property.



Whilst every attempt has been made to ensure the accuracy of the floorplan, construction, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error. Dimensions are approximate. This plan is for illustrative purposes only and should not be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency. Copyright 2024. Made with Mapbox 12/24







