

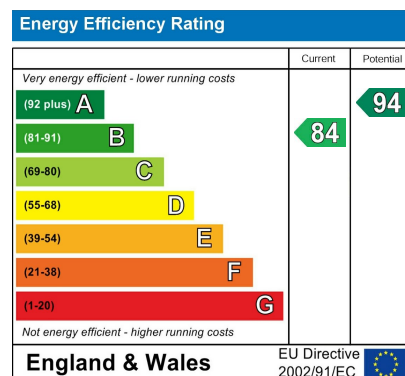


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DIRECTIONS

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 Tapping Close where the property can be found on the right hand side easily identified by our For Sale board.



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.



Mulberry Cottage 14 Tapping Close Snettisham King's Lynn Norfolk PE31 7FF

BRICK & CARRSTONE THREE BEDROOM HOUSE WITH DRIVEWAY

Snettisham

£385,000 Freehold

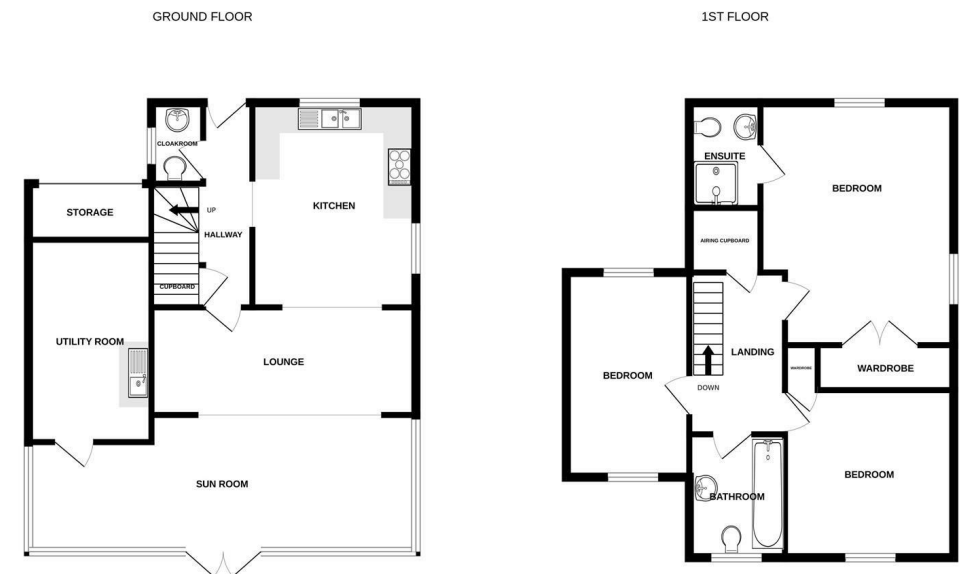
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- HALLWAY** 15'4 x 6'5 inc stairs (4.67m x 1.96m inc stairs)
Tiled floor. Understairs cupboard. Stairs to first floor.
- CLOAKROOM** 5'8 x 2'10 (1.73m x 0.86m)
Two piece suite comprising wash hand basin and w.c. Tiled floor. Double radiator. Window to side aspect.
- LOUNGE** 17'6 x 9'2 (5.33m x 2.79m)
Tiled floor. Double radiator.
- SUN LOUNGE** 26'3 x 9'3 (8.00m x 2.82m)
Tiled floor. French doors to rear garden.
- KITCHEN** 15'3 x 10'10 (4.65m x 3.30m)
Range of wall, base and drawer units with worktops over. Space for dishwasher. Double oven and induction hob with extractor over. Tiled floor. Window to front and side aspects.
- UTILITY** 14'9 x 9'9 (4.50m x 2.97m)
Tiled floor. Sink unit. Space for washing machine.
- LANDING**
Fitted carpet. Airing cupboard. Loft access.
- BEDROOM 1** 13'1 x 10'10 (3.99m x 3.30m)
Fitted carpet. Built-in wardrobe. Windows to front and side aspects.
- EN-SUITE SHOWER ROOM** 6'5 x 5'8 (1.96m x 1.73m)
Shower cubicle with mixer bar, wash hand basin and w.c. Tiled floor. Double radiator. Window to front aspects.
- BEDROOM 2** 10'10 x 9'2 (3.30m x 2.79m)
Fitted carpet. Built-in wardrobe. Double radiator. Window to rear aspect.
- BEDROOM 3** 19'6 x 9'8 (5.94m x 2.95m)
Fitted carpet. Window to front and rear aspects.
- BATHROOM**
Three piece suite comprising bath with shower taps, wash hand basin and w.c. Tiled floor. Double radiator. Window to rear aspect.
- FRONT GARDEN**
Laid to brickweave, decorative pebbles with a variety of shrubs and pond.
- REAR GARDEN**
Enclosed, laid to decorative pebbles with patio area. Timber shed.

Welcome to this charming property located on Tapping Close in the picturesque village of Snettisham. This delightful house boasts a lovely brick and carrstone exterior, adding character and warmth to its appearance. Upon entering, you are greeted by a cosy lounge that seamlessly flows into a bright sun lounge, creating a perfect space for relaxation or entertaining guests. The property features three inviting bedrooms, offering ample space for a growing family or visiting guests. The fitted kitchen is a chef's dream, providing a functional and stylish space to prepare delicious meals. Parking ideally positioned to offer convenience on your doorstep. Don't miss the opportunity to make this beautiful house your new home. Embrace the tranquillity of Snettisham and the comfort of this lovely property. Contact us today to arrange a viewing and start envisioning your life in this charming abode.



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.
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