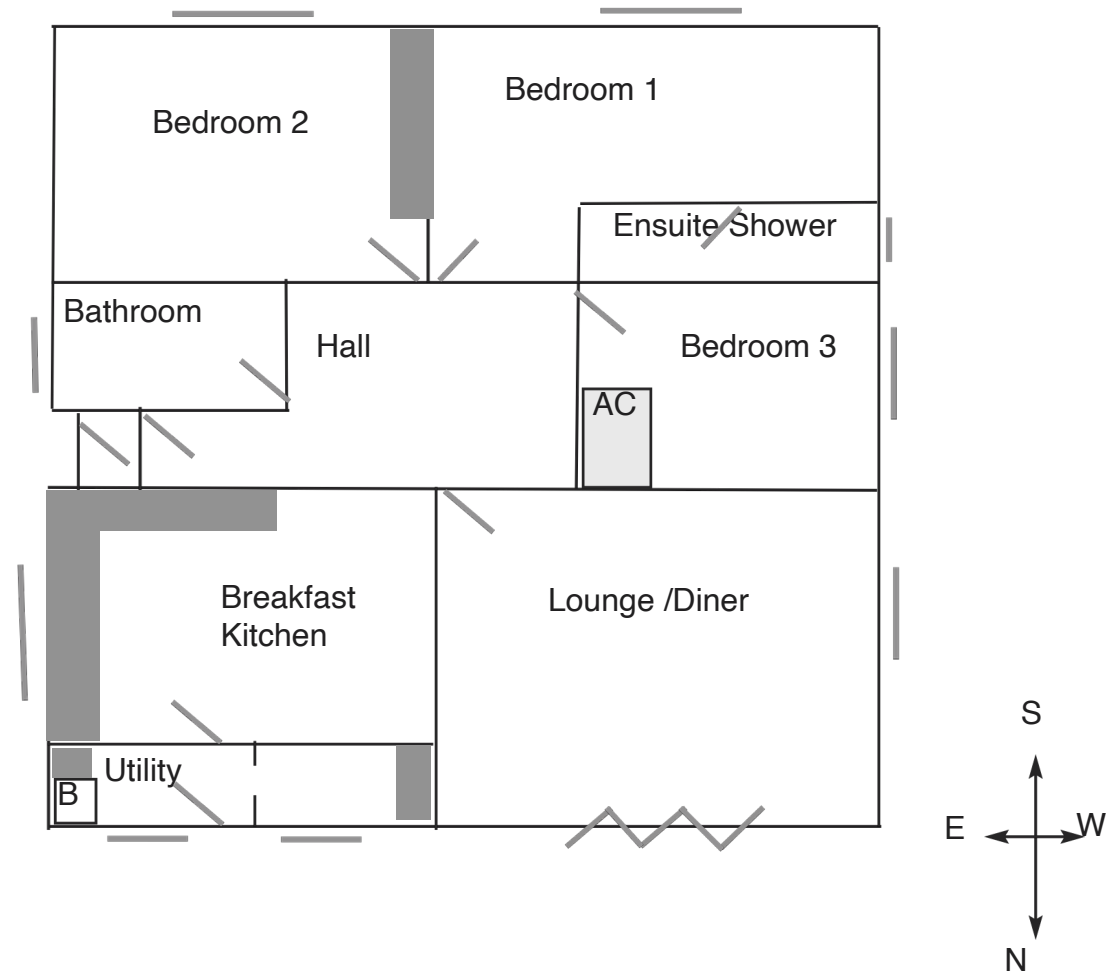


Floor Plan
for Identification Purposes Only
Not to Scale



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62 Westgate
Hunstanton
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36 POPPYFIELDS DRIVE
SNETTISHAM
PE31 7UD

Guide Price: £335,000
freehold
no onward chain



A three bedroom detached bungalow
on the popular Poppyfields development.

ENTRANCE PORCH • HALL • BREAKFAST KITCHEN • UTILITY ROOM •
LOUNGE/DINER • THREE BEDROOMS, one with ensuite SHOWER ROOM *
BATHROOM •

OUTSIDE: Driveway with ample parking, GARAGE,
lawned front garden, enclosed rear garden

SERVICES: All mains connected. Water meter.

COUNCIL TAX BAND: 'D' (£2237.80 2024/25)

• GAS CENTRAL HEATING • UPVC DOUBLE GLAZED WINDOWS •

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION



36 Poppyfields Drive is a modern detached bungalow built approximately 20 years ago with upvc double glazed windows and doors and with the benefit of gas central heating.

Snettisham is a popular village with pubs, restaurants, shops and primary school, the beach and Nature Reserve are approximately 2 miles away. There is a regular bus service into Kings Lynn (9 miles) and Hunstanton (5 miles) and the Royal Sandringham Estate is also close-by.

Recessed Entrance Porch: upvc side entrance door, light, radiator.

Hall: shelved cupboard, loft hatch with pull down ladder to board loft, radiator, double power point, BT point, central heating control.

Breakfast Kitchen: 12'3"x12'4" (3.73x3.75) fitted base and wall units, work tops, tiled surround, integrated dishwasher and refrigerator, ceramic hob with extractor over, electric double oven, radiator, ceramic tiled floor, 4 double power points, TV point.

Utility Room: 11'2"x4'9" (3.40x1.44) 'Baxi' gas combination boiler, work top with plumbing for washing machine under, wall cupboards, tall cupboard, 2 double and 2 single power points. back door to outside.

Lounge/Diner: 18'3"x12'4" (5.56x3.75) feature fireplace with coal effect gas fire, double doors to outside with awning, telephone and TV point, 4 double power points, 2 radiators.

Bathroom: 8'x6'1" (2.43x1.85) white suite comprising panelled bath with shower over, pedestal hand basin with light and shaver socket over, wc, radiator, part tiled walls.

Bedroom 1: 12'9"x9'4" min (3.88x2.84) radiator, telephone point, **Ensuite Shower Room** large walk-in cubicle, wc, hand basin with light and shaver socket over, radiator, 2 double power points.

Bedroom 2: 11'11"x10'1" min (3.63x3.07) radiator, 3 double power points.

Bedroom 3: 8'9"x8'2" (2.66x2.48) radiator, 2 double power points, telephone and tv point.

OUTSIDE

Brickweave driveway with space for several cars, garage with up and over door, personnel door to rear garden, power and light, shelving and work bench, lawned front garden with flower bed, enclosed rear garden paved patio area, lawn with flower borders, outside tap and light. Shed.

