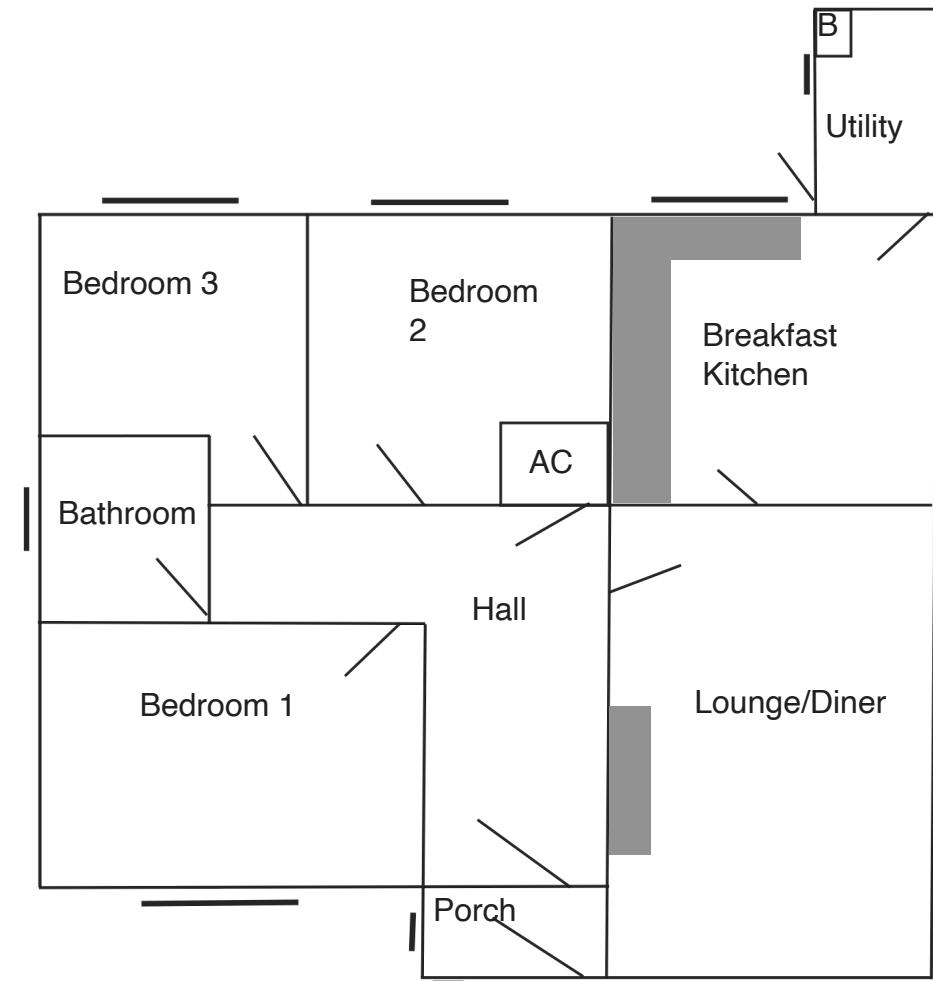
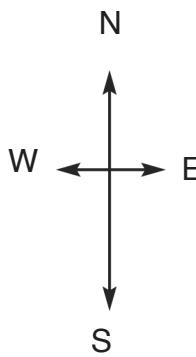


Floor Plan
for Identification Purposes Only
Not to Scale



Measurements taken in imperial to the nearest three inches. Metric conversion approximate.
SERVICES: It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.
THE PROPERTY MISDESCRIPTIONS ACT: 1991 – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.



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BIRDS
ESTATE AGENTS
ESTABLISHED 36 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

**4 BIRCH CLOSE
SNETTISHAM
PE31 7RP**

Guide Price: £350,000
freehold
no onward chain



**A detached three bedroom bungalow in a quiet cul-de-sac,
gas central heating and double glazing.**

ENTRANCE PORCH • HALL • LOUNGE/DINER • BREAKFAST KITCHEN •
UTILITY ROOM • THREE BEDROOMS • BATHROOM •
OUTSIDE: GARAGE, enclosed rear garden.

COUNCIL TAX BAND: 'D' (£2339.84 2025/26)
SERVICES: All mains connected. Water Meter.

• **GAS CENTRAL HEATING • UPVC DOUBLE GLAZING •**



TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

4 Birch Close is a detached generous size bungalow located on the edge of a popular residential estate in a quiet cul-de-sac. It has the benefit of gas central heating and double glazing. Snettisham has a variety of shops, Restaurants, Public Houses, Health Centre, Primary School, Church and the beach and bird reserve are a short drive away. A regular bus service to both King's Lynn and Hunstanton.

Entrance porch:

Hall: radiator, Airing Cupboard with hot water cylinder, HW/CH control, thermostat.

Lounge/Diner: 18'7" x 12'2" (5.66x3.70) 2 radiators, TV point, wall mounted electric fire.

Breakfast Kitchen: 12'3" x 9'9" (3.73x2.97) fitted with a range of base and wall units, stainless steel sink unit, gas cooker, extractor, radiator.

Utility Room: Worcester gas boiler, door to back garden.

Bedroom 1: 14'x9'9" (4.26x2.97) radiator.

Bedroom 2: 12'4" x 9'2" (3.75x2.79) radiator.

radiator.

Bathroom: suite comprising panelled bath with shower mixer taps, hand basin, wc, radiator. fully tiled walls.

OUTSIDE

GARAGE with up and over door, side door, enclosed rear garden laid to lawn and shrubs, shingled driveway, front garden with lawn and shrubs.

