



44 Station Road, Snettisham - PE31 7QJ

£550,000 - £575,000 Freehold

Guide price: £550,000-£575,000. Situated in a sought-after residential area, this stylishly presented character 4-bedroom detached house, complete with an independent 1-bedroom annexe, offers both charm and modern living. The property features three reception rooms and three bathrooms, providing versatile spaces. Boasting a beautifully landscaped enclosed rear garden and off-road parking, this home also offers the convenience of nearby countryside walks and easy access to the beach and other coastal attractions.

Location

Station Road in Snettisham is a desirable location offering the best of village life with easy access to nearby amenities. Set in a quiet, attractive area, the village is known for its charming character and strong sense of community. Residents enjoy a range of local shops, schools, and pubs while being within a short drive of the stunning North Norfolk coastline. The area is also well-connected by public transport, with excellent road links to nearby towns such as King's Lynn and Hunstanton, making it an ideal spot for those seeking both comfort and convenience.



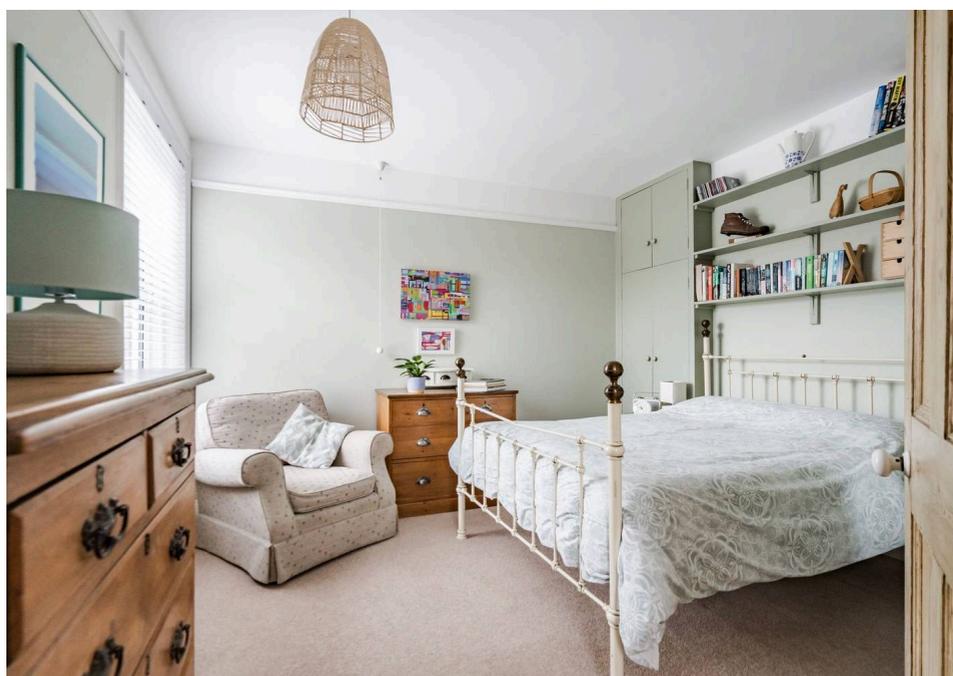
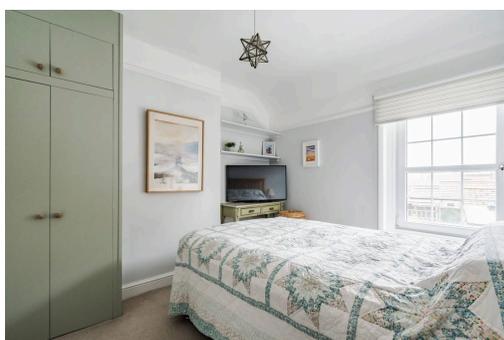
Agents notes

We understand the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Restrictive covenants - The annexe cannot be rented out.

Tax Council Band(main house)- F

Tax Council Band (Annex) -A



Station Road, Snettisham

Upon entering, you are greeted by a welcoming entrance hall. The ground floor features a sitting room featuring bay windows and a fireplace, an inviting living room with another fireplace and doors opening into a bright conservatory, providing a seamless connection to the rear garden.

The spacious kitchen is highly functional, with built-in cupboards, ample counter space, an airing cupboard, and a utility area leading to the garden. Additionally, a convenient WC with a boiler in the cupboard completes this level.

Upstairs, you will find three generously sized double bedrooms, two of which come with built-in cupboards. The master bedroom boasts an ensuite equipped with a shower for added convenience. The family bathroom is well-appointed with both a bath and a shower, catering to the needs of the household.

Outside, the property benefits from a beautifully landscaped 180ft enclosed rear garden.

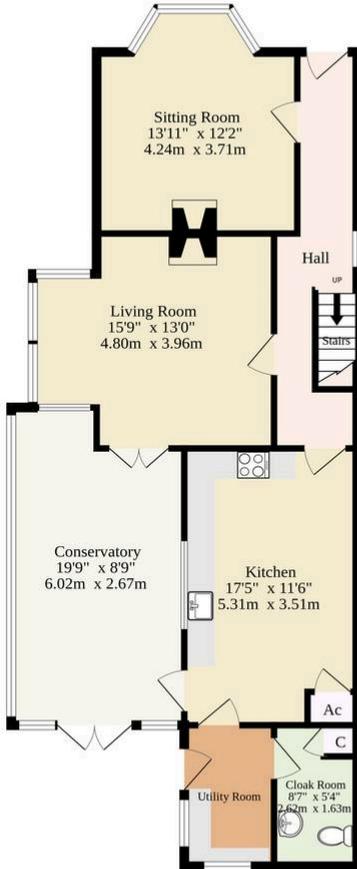
An exceptional feature of this property is the independent 1-bedroom annexe, offering a modern and stylish open-plan living and kitchen area. The sleek kitchen is equipped with built-in cupboards and ample counter space, while the living room opens up to the garden through stacking doors, creating a seamless indoor-outdoor flow. Skylights in the hall infuse natural light into the space, enhancing the overall ambience. The annexe is completed by a spacious double bedroom, making it an ideal space for guests or as a private space.

Further benefits of this property include newly installed windows, a central heating boiler, radiator heating, and double glazing throughout.

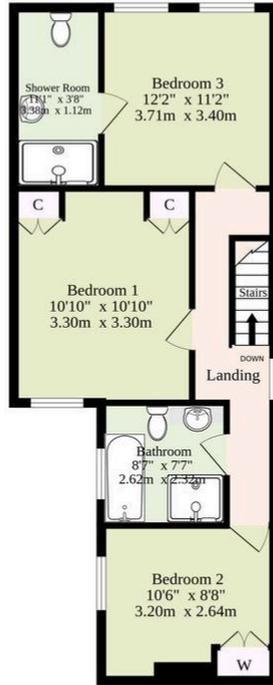
Additionally, the property offers off-road parking for several vehicles



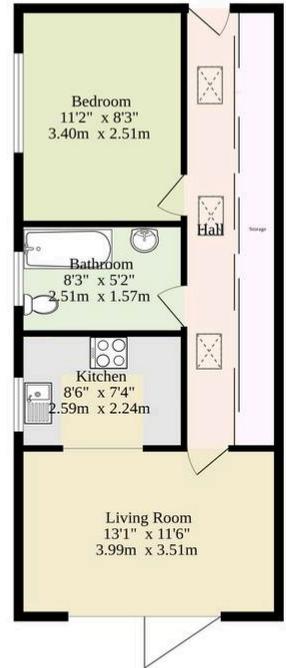
Ground Floor
976 sq.ft. (90.7 sq.m.) approx.



1st Floor
531 sq.ft. (49.3 sq.m.) approx.



Annex
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1968 sq.ft. (182.8 sq.m.) approx.

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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