

**DERSINGHAM OFFICE**

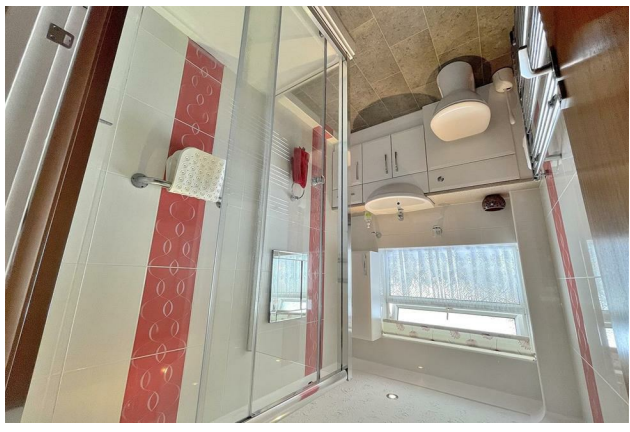
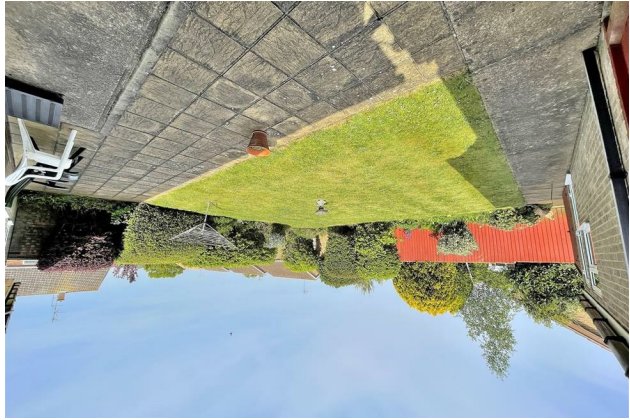
A mature detached bungalow offering accommodation including: Entrance Porch, Three Double Bedrooms and Shower Room. The property which benefits from UPVC double glazing and gas central heating, is set on a corner plot having gardens to the front, side and rear along with off road parking and a detached single garage.

The property is situated in a popular location within the sort after village of Snettisham. The village offers a range of facilities to include; primary school, pharmacy, hairdressers, doctors surgery, vets and public houses. There is a regular bus service offering access along the North Norfolk Coast and local towns and villages. A perfect location for dog walking, access to Wild Ken Hill and local beaches.

**2 Pine Close, Snettisham, King's Lynn, Norfolk, PE31 7RT**



**Price £350,000 Freehold**



UPVC ENTRANCE DOOR TO:-

### ENTRANCE PORCH

6'4" x 4'11" (1.93m x 1.50m)

UPVC double glazing, polycarbonate roof. Door to:-

### ENTRANCE HALL

Textured and coved ceiling. access to roof space, power point, telephone socket, single radiator, airing cupboard housing hot water cylinder and gas fired boiler supplying domestic hot water and radiators. Doors to kitchen/diner, living room, bedrooms and shower rooms.

### CLOAKROOM

5'11" max x 2'11" (1.80m max x 0.89m)

Textured and coved ceiling with inset spotlights, vinyl floor covering, single radiator, UPVC double glazed window to front, vanity unit with inset wash hand basin, tiled splash back and cupboard under, low level WC with concealed cistern.

### KITCHEN/DINER

14'4" max x 12'3" max (4.37m max x 3.73m max)

Textured and coved ceiling, vinyl floor covering, power points, double radiator, UPVC double glazed window to front, plumbing provision for dishwasher, range of matching wall and base units with round edged work surfaces over, tiled splash backs, one and a half bowl stainless sink unit with single drainer and mixer tap over, built-in electric oven, built-in ceramic hob with cooker hood set in a pull out canopy over. Door to:-

### UTILITY

5'10" x 5'10" (1.78m x 1.78m)

Textured and coved ceiling, vinyl floor covering, power point, single radiator, plumbing provision for washing machine, tall-boy unit, UPVC double glazed window and UPVC double glazed door to side.

### LIVING ROOM

19'3" x 13'1" max (5.87m x 3.99m max)

Textured and coved ceiling, power points, television point, single radiator, double radiator, feature living flame effect electric fire, UPVC double glazed window to side, UPVC double glazed sliding door to rear.

### BEDROOM ONE

13'6" x 9'9" max (4.11m x 2.97m max)

(Max room measurements excluding fitted bedroom furniture). Textured and coved ceiling, power points, television point, double radiator, UPVC double glazed window to rear, fitted wardrobes with overhead cupboards and bedside cabinets.

### BEDROOM TWO

11'10" x 9'9" (3.61m x 2.97m)

Textured and coved ceiling, power points, double radiator, UPVC double glazed window to rear.

### BEDROOM THREE

13'3" max x 8'2" max (4.04m max x 2.49m max)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to rear.

### SHOWER ROOM

8'2" max x 5'5" max (2.49m max x 1.65m max)

Textured and coved ceiling with inset spotlights, vinyl floor covering, UPVC double glazed window to side, full height ceramic wall tiling, chrome heated towel rail, 1170 mm wide shower cubicle with fitted system mixer shower and ceiling light/extractor over. Combi vanity unit with wash hand basin and cupboard under, wall unit, low level WC with concealed system.

### OUTSIDE

### FRONT

The property is set on a corner plot with a conifer hedge wrapped around the front and side, asphalt driveway to the left side of the bungalow supplying car standing and giving access to the garage at the rear along with a gate giving pedestrian access to the rear garden, path to the front entrance porch, outside tap.

### GARAGE

16'2" x 9'0 max (4.93m x 2.74m max)

Up and over power door, power and lighting, UPVC double glazed window and UPVC double glazed personnel door to the rear garden.

### REAR

Paved patio area to the rear of the bungalow which leads onto an enclosed garden laid mainly to lawn with borders containing mature shrubs and plants, concrete path to the garage personnel door, timber garden shed along with a paved area to the rear of the garage.

### DIRECTIONS

Leave our Dersingham office by heading out of the village, through Ingoldisthorpe and into Snettisham. Continue round a sharp right hand bend and sharp left hand bend and then take the next left into Strickland Avenue. Take the fifth turning left into Pine Close where the property will be found on the right hand corner with Strickland Avenue.

### SERVICES

Mains electricity, mains gas, mains water, mains drainage.

### COUNCIL TAX BAND

Band D - Borough Council of King's Lynn & West Norfolk

### ENERGY PERFORMANCE CERTIFICATE

Band tba



**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.