

DERSINGHAM OFFICE

The property is situated in a popular location within the sought after village of Snettisham, which is conveniently located just a short drive from the seaside town of Hunstanton. The village offers a range of facilities to include; primary school, pharmacy, hairdressers, doctors surgery, vets and public houses. There are regular bus services to the nearby towns and the property is approximately 3 miles to Snettisham beach.

A mature semi-detached bungalow offering accommodation including: Entrance Hall, Kitchen, Lounge/Diner, Inner Hall, Two Double Bedrooms and Bathroom. This nicely presented property which benefits from UPVC double glazing and gas central heating, has well a maintained garden to the rear along with ample off-road parking to the front and a single garage.

30 Goose Green Road, Snettisham, King's Lynn, PE31 7PW



Price £250,000 Freehold



UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Textured and coved ceiling, tiled floor, double radiator, power point, telephone socket, door to lounge/diner. Opening to:-

KITCHEN

11'0" x 7'11" (3.35m x 2.41m)

Textured and coved ceiling with inset spotlights, tiled floor, double radiator, power points, UPVC double glazed window to side, plumbing provision for washing machine, range of matching wall and base units with round edged work surfaces over, tiled splashbacks, stainless steel sink unit with single drainer and mixer tap over, built-in electric double oven, built-in gas hob with stainless steel extractor hood over, space for fridge freezer.

LOUNGE/DINER

17'9" max x 11'11" max (5.41m max x 3.63m max)

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

INNER HALL

Textured and coved ceiling, access to roof space, power point, airing cupboard housing gas fired boiler supplying domestic hot water and radiators. Doors to:-

BEDROOM ONE

12'0" max x 10'6" max (3.66m max x 3.20m max)

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

BEDROOM TWO

9'5" x 8'6" (2.87m x 2.59m)

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

BATHROOM

6'5" x 5'9" (1.96m x 1.75m)

Textured and coved ceiling, tiled floor, shaver socket, full height ceramic wall tiling, chrome heated towel rail, UPVC double glazed window to side. Suite comprising; panelled bath with electric shower over and folding shower screen, wash hand basin set on a vanity unit with cupboard under, low level WC.

OUTSIDE

FRONT

Laid mainly to shingle supplying ample car standing along with borders containing a variety of mature shrubs and plants. Gate at the side giving access to the driveway which is laid to shingle and provides an enclosed private space with a paved area in front of the garage.

GARAGE

17'6" x 9'1" max (5.33m x 2.77m max)

Up and over door, power and lighting, UPVC double glazed window to side. (The driveway has been fenced at the front and would need to be removed to gain vehicular access to the garage.)

REAR

Paved patio area across the rear of the bungalow which leads on to a well maintained garden laid mainly to lawn and enclosed mainly by fencing with borders containing a variety of mature shrubs and plants. External power points.

DIRECTIONS

Leave our Dersingham office by turning left onto Hunstanton Road, continuing straight ahead over the traffic lights and out of the village. On entering Snettisham continue around the right hand bend, then the left hand bend and take the next left into Strickland Avenue. Take the next right into Goose Green Road and the property will be found further along on the left hand side.

SERVICES

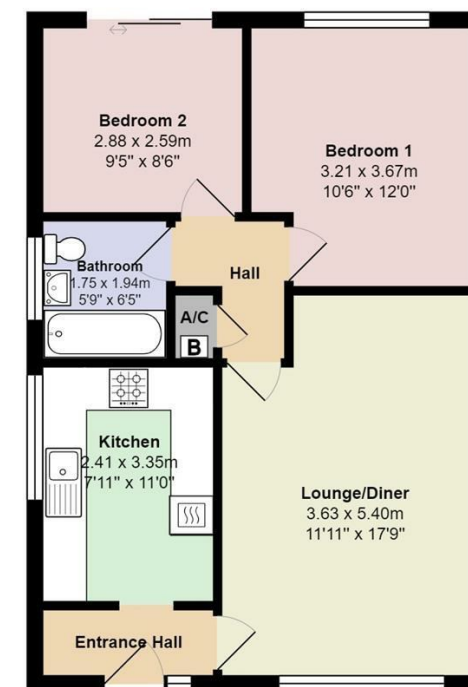
Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX

Band - B = £1740.52 for 2024/25 - Borough Council of King's Lynn & West Norfolk

ENERGY PERFORMANCE CERTIFICATE

Band D



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.