

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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A mature detached bungalow, offering accommodation including; Entrance Hall, Kitchen/Dining Room, Utility, Cloakroom, Living Room, Three Double Bedrooms and Shower Room. The property which benefits from UPVC double glazing and gas central heating, has well maintained, mature gardens to the front and rear along with ample off-road parking and a detached single garage.

The property is situated 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 including; primary school, pharmacy, hairdressers, doctors' surgery, vets and public houses. There are regular bus services to the nearby towns of Hunstanton and King's Lynn, with the property being approximately 2.5 miles to Snettisham beach.

Pine Close, Snettisham, Norfolk, PE31 7RT

Asking Price - £300,000 Freehold

STORM PORCH WITH UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Skimmed and coved ceiling, access to roof space, power point, telephone socket, double radiator, telephone socket, airing cupboard housing hot water cylinder. Doors to Kitchen/Diner, Living Room, Bedrooms and Shower Room.

KITCHEN/DINING ROOM

16' 7" x 8' 9" (5.05m x 2.67m)

Skimmed and coved ceiling, power points, double radiator, UPVC double glazed windows to the rear and side, range of matching wall and base units with round edged work surfaces over, tiled splash-backs, stainless steel sink with single drainer and taps over, space for cooker, space for under counter fridge. Door to:-

UTILITY

5' 10" x 5' 1" (1.78m x 1.55m)

Textured and coved ceiling, vinyl floor covering, power points, single radiator, plumbing provision for washing machine, round edged work surface, UPVC double glazed window to side, UPVC double glazed door to rear. Sliding door to:-

CLOAKROOM

5' 9" x 2' 10" (1.75m x 0.86m)

Textured and coved ceiling, vinyl floor covering, single radiator, UPVC double glazed window to side, full height ceramic wall tiling, wash hand basin, low level WC.

LIVING ROOM

16' 4" x 14' 7" (4.98m x 4.44m)

Skimmed and coved ceiling, power points, television point, double radiator, double glazed white aluminium sliding door to rear, fireplace surround with fitted living flame effect electric fire.

BEDROOM ONE

13' 1" x 9' 1" (3.99m x 2.77m)

(max room measurements excluding fitted wardrobes) Textured and coved ceiling, power points, single radiator, UPVC double glazed window to front, range of fitted wardrobes with overhead cupboards.

BEDROOM TWO

11' 9" x 10' 9" (3.58m x 3.28m)

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

BEDROOM THREE

9' 10" x 7' 9" max (3m x 2.36m)

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

SHOWER ROOM

8' 4" x 5' 6" (2.54m x 1.68m)

Skimmed and coved ceiling, vinyl floor covering, UPVC double glazed window to side, shaver sockets, single radiator, part composite wall panelling. Suite comprising; 1460mm wide shower cubicle with full height composite back-splash and fitted electric shower, wash hand basin set on a vanity unit with cupboard under, low level WC.

OUTSIDE

FRONT

Garden laid mainly to lawn with borders containing mature shrubs and plants and mature tree. Brick weave driveway to the side supplying car standing and leading to an asphalt driveway which gives access to the garage at the rear, along with a gate giving pedestrian access to the rear garden. Concrete path to the front entrance door.

GARAGE

18' 3" x 9' 1" max (5.56m x 2.77m)

Up and over door, power and lighting, double glazed white aluminium sliding door to side.

REAR

Patio area off the rear of the living room leading onto the garden which is laid mainly to lawn and enclosed mainly by fencing with borders containing mature shrubs and plants. Large timber garden shed measuring (approximately 17'2" x 5'3") with power and lighting. Paved area behind the garage.

DIRECTIONS

From the traffic lights at Norfolk Lavender proceed on the A149 towards Kings Lynn. At the roundabout take second exit again towards King's Lynn. Take the second turning on the left into Beach Road and then immediately left into Poppyfields Drive. Pine Close is the fifth turning on the right. Continue down and turn right again and the property will be found a bit further on the left.

SERVICES

Mains Electricity. Mains Gas. Mains Water. Mains Drainage. Gas Fired Central Heating. These services and related appliances have not been tested.

COUNCIL TAX

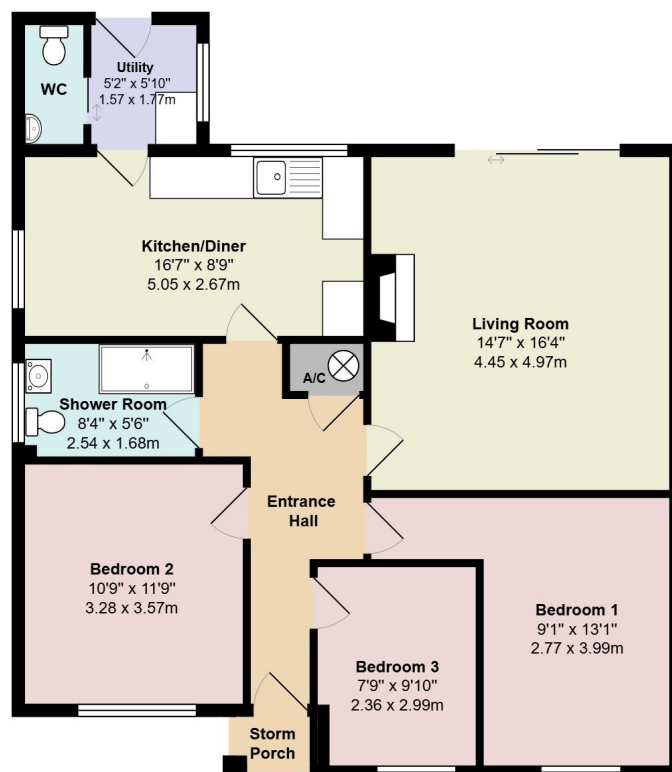
Band C - £2,074.12 for 2025/26. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE CERTIFICATE

EPC Band TBA

GRAPH TO FOLLOW





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

Illustration for identification purposes only. Measurements are approximate. Not to scale

Tenure: Freehold. Vacant possession upon completion.

Viewing: Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations: All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

Offer Referencing: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Referral Fees: In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

Since 1856

SELLING & LETTING

Town Country Coastal

property in King's Lynn and the coastal & rural villages of North & West Norfolk

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