

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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****NO ONWARD CHAIN**** A mature Detached Bungalow offering accommodation including; Entrance Porch, Entrance Hall, Cloakroom, Kitchen/Diner, Utility, Living Room, 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 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

Offers In Excess Of - £325,000 Freehold

UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR TO:-

ENTRANCE PORCH

6' 4" x 4' 11" min (1.93m x 1.5m min)

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 room. Door to:-

CLOAKROOM

5' 11" max x 2' 11" (1.8m 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 having 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 half bowl stainless steel 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 points, 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" (5.87m x 3.99m)

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' 7" max x 9' 9" max (4.14m max 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 front.

BEDROOM THREE

13' 1" max x 8' 2" max (4.04m x 2.49m)

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 x 1.65m)

Textured and coved ceiling with inset spotlights, vinyl floor covering, UPVC double glazed window to front, 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 cupboards under, matching wall unit, low level WC with concealed cistern.

FRONT GARDEN

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 GARDEN

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 rear of 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 and the property will be found immediately on the right hand corner.

SERVICES

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

COUNCIL TAX

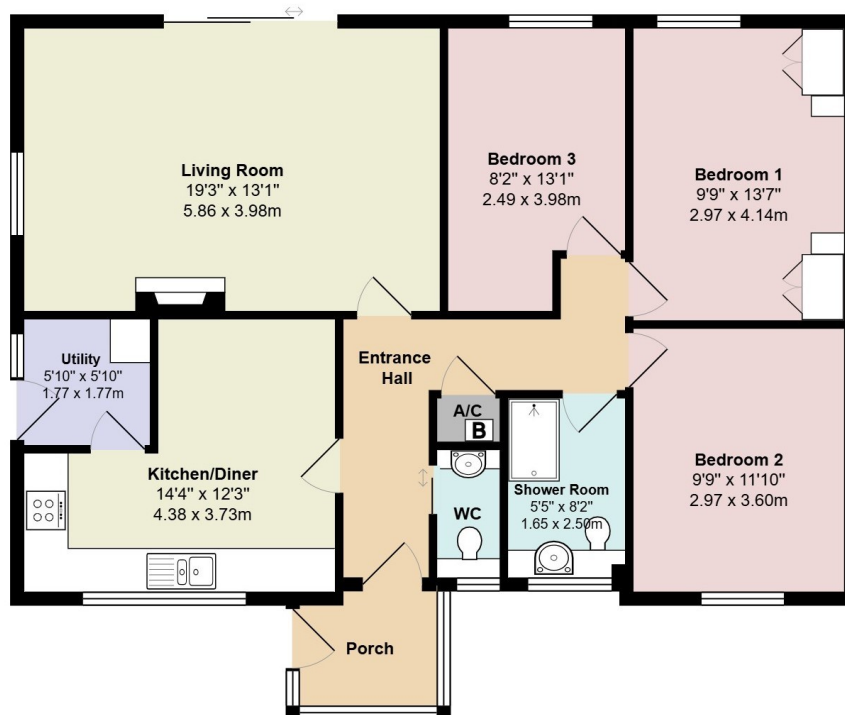
Band D - £2333.39 for 2025/26 - Borough of Kings Lynn and West Norfolk

ENERGY PERFORMANCE RATING

Band D - A full copy is available online at :<https://find-energy-certificate.service.gov.uk/energy-certificate> or from our offices.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





Total Area: 1015 ft² ... 94.3 m²

All measurements are approximate and for display purposes only

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

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SELLING & LETTING

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

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