



CARRSTONE CRESCENT
SNETTISHAM PE31 7UD

BROWN & CO



CARRSTONE CRESCENT, SNETTISHAM PE31 7UD

Newly Constructed Detached Family Home
Built to an Exceptional Standard
Open Plan Living with Stunning Kitchen
Bi Fold Doors, Family/Dining Room
Four Double Bedrooms, Master with En-Suite
Bathroom & En-Suite with High Quality Fittings
Many Bespoke Features Included
All Flooring Included
Norfolk Coast Just a Short Drive



NEW HOMES

INTRODUCTION

Brown&Co offer four, stunning, newly completed homes in Snettisham, one of West Norfolk's most sought after villages. Viewing is now available on these superb properties which offer an exceptional design for modern and easy access to both the Norfolk coast and mainline station in King's Lynn to Ely, Cambridge and London (12 miles).

LOCATION

Snettisham village sits on the edge of the Sandringham Royal Estate between the towns of King's Lynn (12 miles with mainline station to Ely, Cambridge and London) and Husstanton (5 miles), a Victorian seaside town with west facing coastline. Snettisham is home to the Rose & Crown pub and restaurant that has been named in the top ten pubs in the Country for five years in a row. Snettisham has its own beach, RSPB nature reserve and sailing club. The village is also within easy reach of the stunning North Norfolk coastline. Also Ken Hill Estate is just a few minutes walk away from the property which offers public access to an area of Conservation and Regenerative Farming seen regularly on Springwatch.

DESCRIPTION

The four houses are masterpieces of contemporary house building

from a quality, local house builder known for their attention to detail. The builder uses a "tried and tested" design which fits perfectly for modern living.

From the outside, the houses have a classic country cottage appearance and skillfully laid prevalent Snettisham Carrstone paired with flush-fit high quality windows under a pantile roof with a bespoke oak storm porch to front. The houses sit handsomely side by side in a row of four. Each house has ample off street parking on a private driveway and carport/store to the side with access to the house (plots 2, 3, 4 with plot 1 having detached double carport). At the rear the gardens have a pleasantly westerly aspect, there is a large patio and gardens with defined and fenced boundaries.

Inside, cleverly designed modern living accommodation and quality fittings are beautifully blended. The entire ground floor benefits from underfloor heating and laid with oak flooring in the reception hallway through to the open plan living. There is a sitting room with wood burning stove, a second reception room that can be used as a formal dining room, study playroom or snug and a wc. At the rear of the house there is the outstanding open plan living. This is divided into a kitchen area with quality fitted kitchen, integrated quality appliances and island unit with breakfast bar all to be set with fine, edged, Quartz worktop; a dining area and a

family room area. There are fitted bi-folding doors in the kitchen and further double doors in the family room. The entire area is 9m wide and 5m deep at its maximum and needs to be viewed to fully appreciate. Lastly a utility room with direct access to the carport (excluding plot one) completes the ground floor.

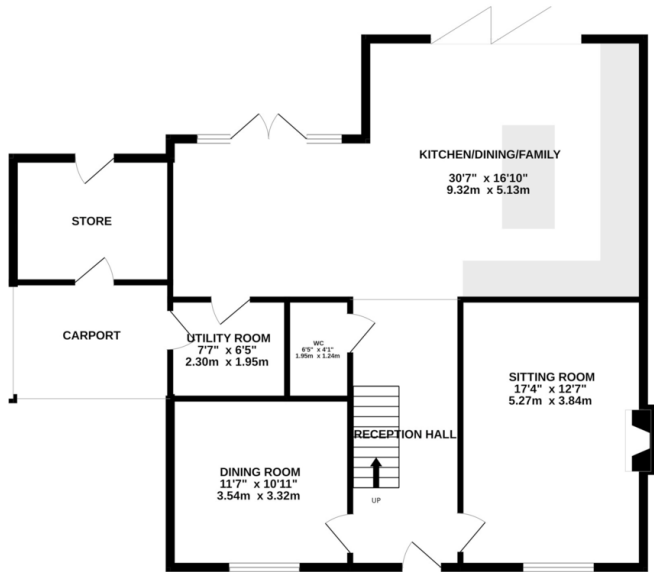
Upstairs from the landing there are four double bedrooms and family bathroom, the master bedroom being a spacious 24m² and having an en-suite facility.

Outside the development is beautifully landscaped which clearly sets the standard for the finish throughout. There is estate fencing defining the boundaries with edged borders planted with shrubs, boxus and lavender. The properties are approached via a driveway which is shared at access point and leads to a private gravel driveway with plenty of parking and access to the covered parking and store, a thoughtful addition by the vendor which removes the need for an unsightly garden shed. The garden is set with slabbed patio leading to a seeded lawn garden with west aspect.

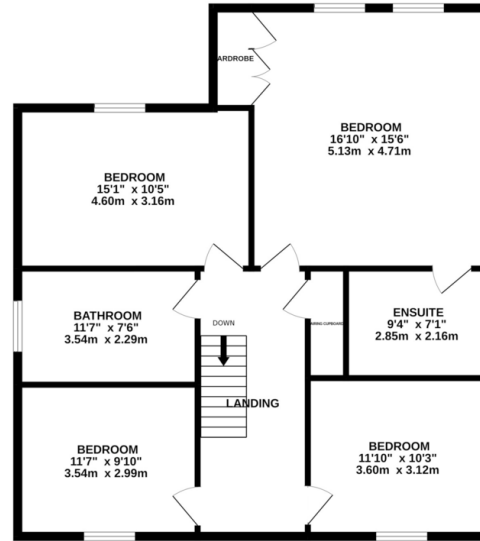
BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017.

GROUND FLOOR
1116 sq.ft. (103.7 sq.m.) approx.



1ST FLOOR
962 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA: 2078 sq.ft. (193.0 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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Brown&Co
Market Chambers | 25-26 Tuesday Market Place | Kings Lynn | PE30 1JJ
T 01553 770 771
E kingslynn@brown-co.com

BROWN & CO
Property and Business Consultants