



**Plot 5, Teal Close, Snettisham, King's Lynn, PE31 7RE**



**welcome to**

## **Plot 5 Teal Close, Snettisham King's Lynn**

Teal Close is an exciting development of just 8 brand new 3 bedroom detached bungalows situated in the popular coastal village of Snettisham. Within a short distance you can find yourself walking along beautiful North Norfolk beaches, a perfect retreat. RESERVATIONS NOW BEING TAKEN.

### **Description**

Teal Close is an exciting development of just 8 brand new 3 bedroom detached bungalows situated in the popular coastal village of Snettisham. Within a short distance you can find yourself walking along beautiful North Norfolk beaches, a perfect retreat. Each home offers modern living within a traditional carrstone frontage and pantile roof to blend in with the surroundings and benefits from high end specification, gas underfloor heating, an ensuite shower room, tiled wet areas, living room (or dining room) with patio doors out into the garden, parking for 2 vehicles plus a single or double cartshed and gardens. Kitchen and tiling choices from a specified range, allowing you to personalise your home. Upgrades available by separate negotiation but subject to an early reservation.

### **Location**

Snettisham is a popular coastal village situated between the market town of King's Lynn and the coastal resort of Hunstanton. It has a beautiful nature reserve beach perfect for dog walking. There are good local shops (including a co-op), doctors' surgery, 2 pubs - one of which is an award winning village pub 'The Rose & Crown' with traditional ales and food and The Old Bank Bistro. There is a pre-school and primary school and regular buses. King's Lynn offers a wide range of leisure activities and is approximately 9 miles away with direct train routes through to Ely, Cambridge and London. Snettisham is an ideal location for a holiday home or permanent residence.

### **Entrance Porch**

Door to:

### **Entrance Hall**

Airing cupboard

### **Kitchen-Diner**

22' 3" x 11' 4" ( 6.78m x 3.45m )  
Range of base and wall units with inset sink and drainer. Window and double doors to the rear. • Kitchen and tiling choices from a specified range, allowing you to personalise your home.

### **Utility Room**

#### **Lounge**

16' 1" x 14' 2" ( 4.90m x 4.32m )  
Window to the front and opening to the dining area.

#### **Bedroom One**

12' 3" x 10' 1" plus wardrobes ( 3.73m x 3.07m plus wardrobes )  
Fitted wardrobes, window to the rear and door to:

#### **En Suite Shower Room**

Shower cubicle, WC and hand basin.

#### **Bedroom Two**

10' 3" plus wardrobes x 10' 2" ( 3.12m plus wardrobes x 3.10m )  
Window to the front and fitted wardrobes

#### **Bedroom Three**

10' 3" x 9' 2" ( 3.12m x 2.79m )  
Window to the front and fitted wardrobes

### **Cartshed**

### **Outside**

The rear garden will be fully enclosed and mainly laid to lawn with a patio seating area.





### Agents Note

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only and may be from previous developments and not specific to this plot and may differ from the finished development.

Please be advised that the residents on this site will need to pay towards the upkeep of any shared areas including the road, pathway, pumping station and grassed areas. We anticipate this to be around £25 a month. Further information can be obtained from your legal advisor.



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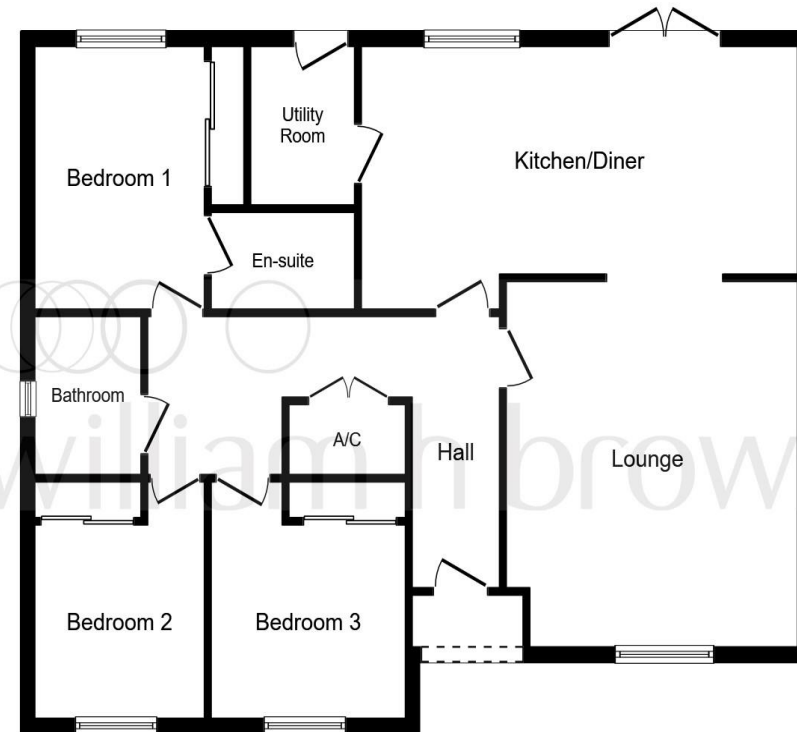
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## Plot 5, Teal Close, Snettisham

- Brand New Detached Executive Bungalow
- Traditional Carrstone Frontage
- Finished To A High Specification
- Cartshed & Driveway
- Underfloor Heating

Tenure: Freehold EPC Rating: Exempt

**£425,000**



Ground Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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