



**Plot 1, Teal Close, Snettisham, King's Lynn, PE31 7RE**

**welcome to**

## **Plot 1, 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 Hall**

#### **Kitchen-Diner**

14' 8" x 13' 3" ( 4.47m x 4.04m )  
Range of base and wall units with inset sink and drainer. Windows to the side and rear and door to the rear. • Kitchen and tiling choices from a specified range, allowing you to personalise your home.

#### **Lounge**

16' 8" x 11' 6" ( 5.08m x 3.51m )  
Double doors to the rear.

#### **Bedroom One**

11' 3" into wardrobes x 9' 9" ( 3.43m into wardrobes x 2.97m )  
Window to the front, fitted wardrobes and door to:

#### **Ensuite Shower Room**

Shower cubicle, WC, wash hand basin and window to side.

#### **Bedroom Two**

9' 9" x 9' 3" ( 2.97m x 2.82m )  
Window to front.

#### **Bedroom Three**

9' 3" x 7' 9" ( 2.82m x 2.36m )

#### **Bathroom**

Bath, WC, wash hand basin.

#### **Outside**

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

#### **Cartshed**



### 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.

Plots 1-4 will be responsible for the area of ditch behind their own dwelling. A right-of-way access needs to be allowed through the back of the site for maintenance of this



**view this property online** [williamhbrown.co.uk/Property/HUN104689](http://williamhbrown.co.uk/Property/HUN104689)



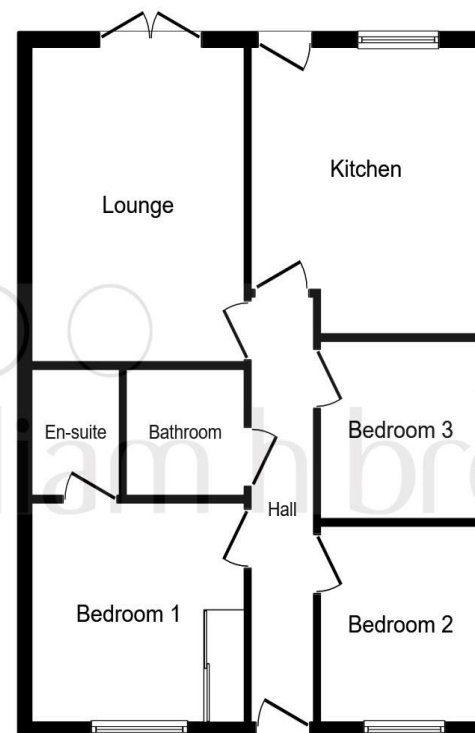
welcome to

## Plot 1, Teal Close, Snettisham

- Small Development Of Just 8 Bungalows
- Finished To A High Specification
- Coastal Village Location
- 3 Bedroom Executive Detached Bungalow
- Driveway, Cartshed & Garden

Tenure: Freehold EPC Rating: Exempt

**£385,000**



**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). Plan produced for William H Brown. Powered by www.focalagent.com

**view this property online** [williamhbrown.co.uk/Property/HUN104689](http://williamhbrown.co.uk/Property/HUN104689)

**see all our properties on** [zoopla.co.uk](http://zoopla.co.uk) | [rightmove.co.uk](http://rightmove.co.uk) | [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
HUN104689 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



**01485 534506**



[hunstanton@williamhbrown.co.uk](mailto:hunstanton@williamhbrown.co.uk)



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



[williamhbrown.co.uk](http://williamhbrown.co.uk)