



The Old Coal Yard, Snettisham, PE31 7FH

welcome to

The Old Coal Yard, Snettisham, King's Lynn

Situated within the desirable village of Snettisham is this beautifully presented, 4 bedroom detached house which occupies a generous plot. The property boasts plenty of outdoor space, including a garage & enclosed garden, whilst inside benefits from FOUR reception rooms, large bedrooms & en suite!



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Stairs leading to the first floor landing with under-stairs storage cupboard.

Study

7' 1" x 14' 1" (2.16m x 4.29m)

Double-glazed window to the front. Radiator.

Television point.

Lounge

16' 1" x 10' 1" max (4.90m x 3.07m max)

Double-glazed bay window to the front. Radiator.

Fireplace with gas fire. Opening to:

Dining Room

8' 1" x 11' 1" (2.46m x 3.38m)

Double-glazed French doors to the rear leading to the conservatory.

Conservatory

9' max x 10' 1" max (2.74m max x 3.07m max)

Of brick & uPVC construction. Double-glazed windows to the sides & rear. Double-glazed French doors to the side leading to the rear garden.

Kitchen

11' 1" max x 9' 1" max (3.38m max x 2.77m max)

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, an electric double oven & a gas hob with stainless steel cooker hood over. There is also an integrated dishwasher, as well as space for a fridge/freezer. Radiator. Tiled flooring & tiled flooring.

Utility Room

5' 1" max x 6' 10" max (1.55m max x 2.08m max)

Fitted with base units with work surfaces over. Space & plumbing for a washing machine & tumble dryer. Radiator. Tiled flooring & tiled splashback. Double-glazed door to the rear leading to the rear garden.

Cloakroom

Fitted with WC & pedestal wash hand basin.

Radiator. Double-glazed window to the rear.

First Floor Landing

Stairs from the entrance hall. Loft access. Radiator.

Airing cupboard.

Bedroom One

12' 1" plus recess x 10' plus recess (3.68m plus recess x 3.05m plus recess)

Double-glazed window to the front. Radiator. Fitted wardrobes.

En Suite

Fitted with WC, wash hand basin with vanity unit & shower cubicle. Partly tiled. Double-glazed window to the side.

Bedroom Two

11' 1" max x 13' 1" max (3.38m max x 3.99m max)

Double-glazed window to the front. Radiator.

Bedroom Three

11' 1" x 9' 1" max (3.38m x 2.77m max)

Double-glazed window to the rear. Radiator.

Bedroom Four

7' 1" max x 7' 1" max (2.16m max x 2.16m max)

Double-glazed window to the rear. Radiator.

Bathroom

Fitted with WC, wash hand basin with vanity unit & bath with shower over. Partly tiled. Radiator. Double-glazed window to the rear.

Outside

To the front of the property, a brickweave driveway provides off-road parking & leads to the garage, with a brickweave pathway leading to the entrance door. The generous rear garden is fully enclosed & is mainly laid to lawn, alongside a large patio area and various plants, shrubs & borders.



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welcome to

The Old Coal Yard, Snettisham King's Lynn

- Four bedroom detached house
- Study & conservatory
- Utility room
- WC, en suite & family bathroom
- Driveway parking & garage

Tenure: Freehold EPC Rating: C

£425,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN105897 - 0003

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