

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 (  $4.90m \times 3.07m \max$  ) Double-glazed bay window to the front. Radiator. Fireplace with gas fire. Opening to:

#### **Dining Room**

 $8^{\prime}$  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. Doubleglazed 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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# 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



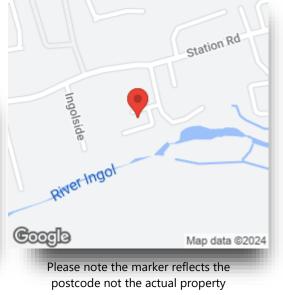
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