



The Cedars, Snettisham King's Lynn PE31 7XG

welcome to

The Cedars, Snettisham King's Lynn

A modern & stunningly presented, detached bungalow located within the popular, coastal village of Snettisham. The property boasts open plan living with a contemporary kitchen, dining & living area, a spacious bedroom & a shower. There is also an enclosed rear garden, off-road parking & garden room.



Accommodation:

Double-glazed entrance door to:

Open Plan Kitchen/ Living Area

16' max x 21' max (4.88m max x 6.40m max)

Living/ Dining Area

Two double-glazed windows to the side. Log burner.
Electric radiator. Integrated Bluetooth speakers.
Fitted storage cupboards.

Kitchen Area

This modern, fitted kitchen includes both wall & base units with work surfaces over, an inset sink with boiling water tap, an electric oven, and an induction hob with integrated extractor fan. There is also an integrated coffee machine, as well as two integrated fridges, and an integrated dishwasher. Double-glazed single door & double-glazed French doors to the rear leading to the rear garden.

Bedroom

12' x 7' 1" (3.66m x 2.16m)

Double-glazed window to the rear. Electric radiator.

Shower Room

Fitted with WC, wash hand basin with vanity unit, and walk-in shower cubicle with rainfall shower. Extractor fan. Stainless steel heated towel rail. Double-glazed window to the side.

Outside

To the side of the property, a gravelled driveway provides off-road parking. The enclosed rear garden is mainly laid to lawn, alongside a patio area and a garden shed which currently houses a washing machine & tumble dryer. There is also a delightful garden room to the end of the garden, which has power & lighting.

Agent's Note

Please note that the property has been run as a successful holiday let for the past few years, bringing in a rough income of £20,000 per annum. Our branch holds further information regarding this - please call 01485 534506 to find out more.

Please note that this property is not currently on a council tax band.

Please note that there is a charge of £40 per annum for maintenance of the private road.



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.



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The Cedars, Snettisham, King's Lynn

- One bedroom detached bungalow
- Open plan living
- Kitchen with integrated appliances
- Enclosed garden with garden studio
- Off-road parking

Tenure: Freehold EPC Rating: E

offers in the region of

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HUN106049 - 0004

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.

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