

Kenhill Close, Snettisham, King's Lynn, PE31 7PA

# welcome to

# Kenhill Close, Snettisham, King's Lynn

This spacious three bedroom detached bungalow is located in the quiet cul-de-sac in the popular village of Snettisham. Benefiting from gas central heating and comprises Lounge, kitchen, conservatory, utility room, family bathroom and garage. Enclosed off road parking on the driveway and garage.













#### **Accommodation:**

**Entrance Porch** Double glazed front door.

Entrance Hall Loft access. Carpet floors. Radiator.

#### Lounge

16' 6" max x 12' 2" max ( 5.03m max x 3.71m max ) Double glaze front facing window. Television point. Carpet. Radiator. Gas back boiler behind the fireplace.

#### Kitchen

15' 2" x 7' 3" ( 4.62m x 2.21m ) Fitted with wall and base units, worktops over. Stainless steel sink with mixer tap, Raised electric ovens. Gas hob with stainless steel extractor hood over. Space for fridge/freezer. Tiled splash back. Radiator. Double glazed window to the side. Single glazed wooden window to the conservatory.

#### Conservatory

7' 8" x 12' 8" ( 2.34m x 3.86m ) Double glazed PVCU windows with brick base.

#### **Utility Room**

Double glazed PVCU windows with brick base. Space and plumbing for washing machine.

#### **Bedroom One**

12' 5" x 10' 9" ( 3.78m x 3.28m )

#### **Bedroom Two**

12' 5" max x 9' max ( 3.78m max x 2.74m max ) Double glazed window to the side. Radiator. Storage cupboard.





#### Bedroom Three

10' 4" x 7' (  $3.15m\ x\ 2.13m$  ) Double glazed window to the rear. Radiator.

#### Bathroom

Pedestal wash hand basin. W.C. Bath with electric shower over. Tiled walls. Radiator. Double glazed window to the rear.

#### Garage

19' x 8' 7" ( 5.79m x 2.62m ) Single garage with electric door.

#### Outside

Enclosed front garden laid to lawn with low brick walls and flower beds. Gated driveway with access to the garage.

Large fully enclosed rear garden mainly laid to lawn with trees, shrubs and plants. Raised patio area off the conservatory. Side access to the garage.

## welcome to

# Kenhill Close, Snettisham, King's Lynn

- 3 Bedroom Detached Bungalow
- Driveway & Garage
- Quiet-Cul-De-Sac
- Utility Room & Conservatory
- NO CHAIN

Tenure: Freehold EPC Rating: D

# £250,000



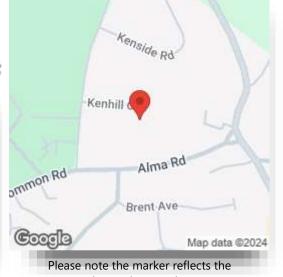
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any greement. No lability is taken for any error, oriestoin or misstatement. A party multi may upon its even inspections(s). Powerd by www.floadagent.com



check out more properties at williamhbrown.co.uk



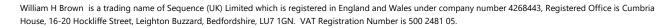




postcode not the actual property



Property Ref: HUN106472 - 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.



### 01485 534506

hunstanton@williamhbrown.co.uk

40 Westgate, HUNSTANTON, Norfolk, PE36 5EL

