



**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.



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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 area), openings and orientations 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). Powered by [www.focalagent.com](http://www.focalagent.com)



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