



Magnolia Gardens, Snettisham, PE31 7UN

welcome to

Magnolia Gardens, Snettisham

Spacious 3-bed detached bungalow in a cul-de-sac in popular coastal Snettisham. En-suite to main bedroom, kitchen/diner with appliances, utility room with access to garage, lounge with air con, cloakroom with WC, family bathroom, garage with electric door, gardens, parking. No chain.



Kitchen-Diner

16' 11" x 9' 9" (5.16m x 2.97m)

Utility Room

10' 7" x 4' 11" (3.23m x 1.50m)

Cloakroom with WC**Lounge**

16' 9" x 14' 9" into chimney breast recess (5.11m x 4.50m
into chimney breast recess)

Bedroom One

12' x 11' 6" (3.66m x 3.51m)

En Suite Shower Room**Bedroom Two**

12' x 9' 8" max (3.66m x 2.95m max)

Bedroom Three

12' x 10' 5" plus door recess (3.66m x 3.17m plus door
recess)

Family Bathroom**Garage**

18' 8" x 9' 3" inc pillars (5.69m x 2.82m inc pillars)



view this property online williamhbrown.co.uk/Property/HUN106727



welcome to

Magnolia Gardens, Snettisham

- Detached bungalow in quiet cul-de-sac in coastal village of Snettisham
- Three double bedrooms, including en-suite to Bedroom One
- Utility room with outside door and easy access to garage rear entrance
- Kitchen with built in appliances
- Offered with no onward chain

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£340,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN106727



Property Ref:
HUN106727 - 0014

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01485 534506



hunstanton@williamhbrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



williamhbrown.co.uk