



**Shepherds Port Road, The Beach, Snettisham, King's  
Lynn, PE31 7RB**

**welcome to**

**Shepherds Port Road, The Beach, Snettisham, King's Lynn**

Chain free! Set within the desirable, coastal village of Snettisham lies this spacious, detached bungalow. The property boasts generous living accommodation throughout, including multiple reception rooms, modern kitchen, utility room, en suite & shower room, plus garage & off-road parking.



**Accommodation:**

Double-glazed entrance door to:

**Study**

14' 2" x 7' 10" ( 4.32m x 2.39m )

Door to the front. Double-glazed windows to the front & side. Opening to:

**Lounge**

18' 8" x 19' 9" ( 5.69m x 6.02m )

L-shaped room. Exposed brick fireplace with wood burning stove. Ceiling fan. Radiator. Double-glazed sliding patio doors leading to the conservatory.

**Conservatory**

12' 8" x 11' 3" ( 3.86m x 3.43m )

Of brick & uPVC construction. Double-glazed windows to the front & sides. Radiator. Ceiling fan.

**Kitchen**

7' 10" x 14' 5" ( 2.39m x 4.39m )

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, an electric double oven & an electric hob with cooker hood over. Tiled splashbacks. Double-glazed window to the side.

**Utility Room**

9' 9" x 6' 2" ( 2.97m x 1.88m )

Fitted with base units with work surfaces over. Space for an under-counter fridge & freezer, plus space & plumbing for a washing machine & tumble dryer. Tiled splashbacks. Sliding patio doors leading to the conservatory.

**Conservatory**

11' 2" x 7' 10" ( 3.40m x 2.39m )

Double-glazed windows to the rear. Double-glazed sliding patio doors to the side.

**Bedroom One**

14' 7" x 9' 3" ( 4.45m x 2.82m )

Double-glazed window to the side. Radiator. Built-in wardrobes.

**En Suite**

Fitted with WC, pedestal wash hand basin & bath with mixer taps. Radiator. Partly tiled. Double-glazed window to the side.

**Bedroom Two**

10' 6" x 10' 5" ( 3.20m x 3.17m )

Double-glazed window to the side. Radiator.

**Shower Room**

Fitted with WC, wash hand basin & shower. Double-glazed window to the side.

**Outside**

To the front of the property, a gravelled driveway provides off-road parking & leads to the garage.



**view this property online** [williamhbrown.co.uk/Property/HUN106047](http://williamhbrown.co.uk/Property/HUN106047)



welcome to

## Shepherds Port Road, The Beach, Snettisham, King's Lynn

- Two bedroom detached bungalow
- No onward chain!
- Open plan lounge/diner
- Conservatory & study
- En suite bathroom & family shower room

Tenure: Freehold EPC Rating: F

offers in excess of

# £160,000



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.



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HUN106047](http://williamhbrown.co.uk/Property/HUN106047)



Property Ref:  
HUN106047 - 0008

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](mailto:hunstanton@williamhbrown.co.uk)



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



[williamhbrown.co.uk](http://williamhbrown.co.uk)