



137 The Beach, Snettisham, King's Lynn, PE31 7RB

The best situated home in the country!! Where else do you have the sea at the front, a lagoon at the back with slipway for the canoe/paddleboard, and a RSPB bird reserve adjacent!? All surrounded by beautiful walks, perfect to enjoy wildlife and the way nature intended. This beautifully renovated beach house included water views from every room! And features, such as a handcrafted kitchen. Its an ECO home so costs almost nothing to run. Has a raised balcony for incredible alfresco dining, and loads of parking space, what more could you wish for!? Plus there are sandy beaches and a sailing club with bar too!

- Sea or Lagoon views from every room
- Fully refurbished to a very high standard
- Eco home with solar, extremely economical
- Beautiful handcrafted kitchen
- garden with private access to lagoon, the perfect spot for kayaking and paddle boarding
- Large driveway, for multiple cars and larger vehicles
- All year round occupancy with no holiday let restrictions
- Fully freehold
- Large raised terrace balcony, perfect for alfresco dining
- RSPB bird reserve, wild walks, sandy beaches, sailing club bar all on site

£325,000

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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beach house

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	