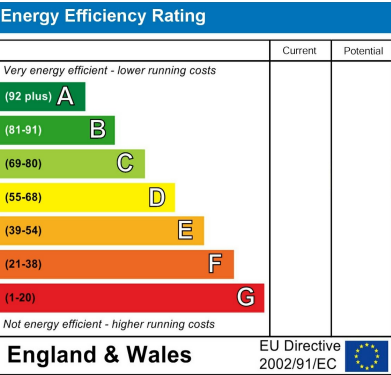


DIRECTIONS

Sat Nav: PE31 7RF



NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

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King's Lynn

£270,000 Freehold

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<b>ENTRANCE PORCH</b> Laminate wooden flooring. Obscured front door vertical window. Leading to living room.	5'0 x '4'0 (1.52m x '1.22m)
<b>LOUNGE</b> Laminate wooden flooring. Two double radiators. Window to front aspect. Stairs leading to first floor.	14'4 x 14'7 (4.37m x 4.45m )
<b>KITCHEN</b> Range of base, wall mounted and drawer units with worktop over. Integrated electric oven and hob with extractor hood over. Integrated washing machine, dishwasher, microwave and fridge freezer. Stainless steel sink with mixer tap over an integrated worktop drainer. Window and French doors to sun room. Laminate wood flooring with underfloor heating. Under stair storage cupboard.	14'8 x 9'11 (4.47m x 3.02m )
<b>SUN ROOM</b> Laminate flooring. Double aspects windows to rear garden. French doors to rear garden.	13'6 x 9'6 (4.11m x 2.90m)
<b>LANDING</b> Fitted carpet. Window to side aspect. Loft access. Airing cupboard with gas boiler.	8'2 x 6'4 (2.49m x 1.93m)
<b>BATHROOM</b> Three piece suite comprising of a concealed W/C with countertop over, enclosed hand wash basin with mixer tap over and vanity units under. Integrated bath with mixer tap and electric shower over. Full height surround tiling. Tiled flooring. Obscured window to rear aspect. Heated towel rail.	6'2 x 6'4 (1.88m x 1.93m)
<b>BEDROOM ONE</b> Fitted carpet. Window to front aspect. Mounted air source powered all in one air-conditioning and heat unit.	12'7 x 8'2 (3.84m x 2.49m )
<b>BEDROOM TWO</b> Fitted carpet. Double radiator. Window to rear aspect. Built in wardrobes.	9'4 x 7'10 (2.84m x 2.39m )
<b>BEDROOM THREE</b> Fitted carpet. Window to front aspect. Integrated over stairs storage space.	9'6 x 6'1 max (2.90m x 1.85m max )

**REAR OF PROPERTY**  
Enclosed garden mainly laid to lawn with patio area, providing space for garden furniture, also a wooden corner pergola over raised decking with artificial grass over again providing further space for garden furniture. Storage shed.

**FRONT OF PROPERTY**  
Driveway parking for multiple vehicles, gate to rear garden. EV Charger.

**IMPORTANT INFORMATION**  
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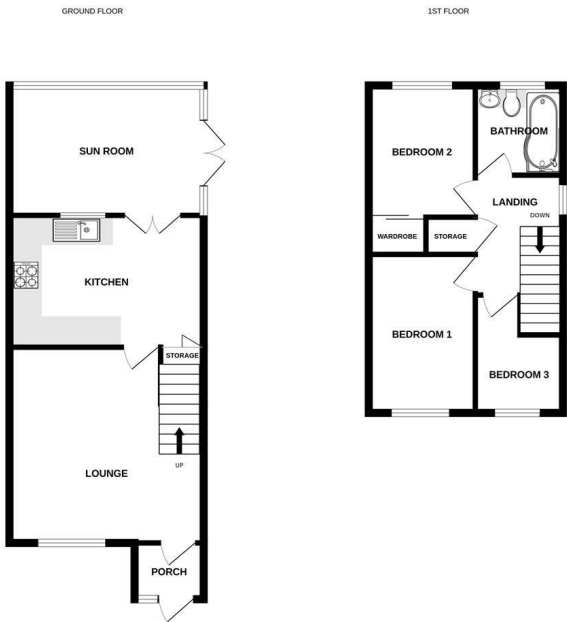
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Nestled in the charming village of Snettisham, King's Lynn, this well-presented semi-detached house on Goosander Close offers a delightful blend of modern living and comfort. With three spacious bedrooms and a well-appointed bathroom, this home is perfect for families or those seeking extra space. As you enter, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The contemporary kitchen with warm underfloor heating seamlessly flows into a bright sun room, featuring a pitched skimmed ceiling that enhances the sense of space and light. This sun room is an ideal spot to enjoy your morning coffee or unwind with a good book. Having been well maintained the property benefits new windows and a new front door. The property also boasts convenient parking for multiple vehicles, complete with an electric vehicle charger at the front, catering to the needs of modern living. The location is particularly appealing, as it grants eligibility for the Hall Foundation of Snettisham, meaning if your child lives within Snettisham, they 'could' be entitled to a Hall's Foundation Grant for support with their studies. Adding to the community's charm and support. This bright and spacious home is not just a place to live; it is a sanctuary that offers comfort and style in a picturesque setting. Whether you are looking to settle down or invest in a property with great potential, this house is a must-see. This property also benefits from no upward chain. Don't miss the opportunity to make this lovely home your own.



While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of floor, kitchen, walls and any other items are approximate and are not intended to be used for any other purpose or in any way. The plan is for general guidance only and should be used as such for any prospective purchaser. The agents, Snettisham and Associates, do not and shall not be liable for any errors or omissions. We do not warrant the accuracy of the plan. Made with Mapbox (2025)







