



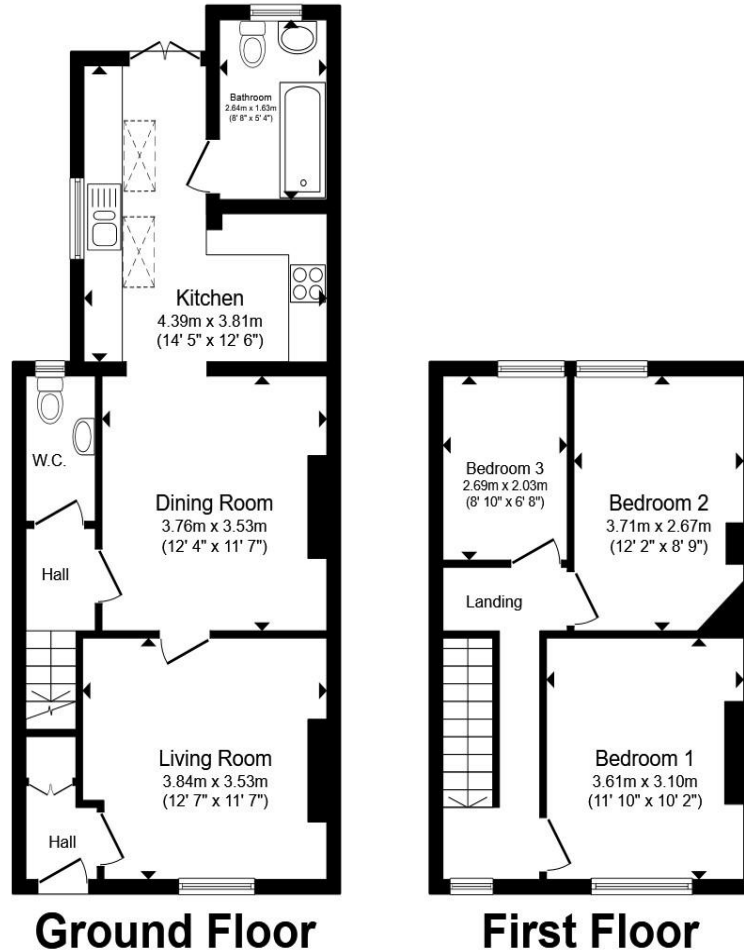
Station Road, Snettisham King's Lynn PE31 7QW

Welcome to

Station Road, Snettisham King's Lynn

An attractive carrstone cottage set within the heart of the popular coastal village of Snettisham, renowned for its strong community and excellent range of local amenities. These include a co-op, pubs and eateries, craft shops, church, school, doctors surgery and vets, all within easy reach. The village also enjoys wonderful countryside walks, nearby nature reserves and access to the beach, making it an ideal location for both full time living and coastal retreats. The cottage offers spacious accommodation in excellent condition and retains plenty of charm. The ground floor comprises an entrance hall, a welcoming living room with open fire, a separate dining room, inner hall with cloakroom and a modern fitted kitchen with oven, hob and cooker hood, complemented by French doors opening onto the rear garden. A stylish bathroom with white suite and shower over bath completes the ground floor. To the first floor, a landing leads to three bedrooms, providing flexible space for family, guests or home working. The property further benefits from UPVC double glazed windows and gas central heating throughout. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Entrance Hall

Living Room

12' 7" max x 11' 7" (3.84m max x 3.53m)

Dining Room

12' 4" x 11' 7" max (3.76m x 3.53m max)

Inner Hall

Cloakroom

L-Shaped Kitchen

14' 5" max x 12' 6" max (4.39m max x 3.81m max)

Bathroom

Landing

Bedroom 1

11' 10" max x 10' 2" (3.61m max x 3.10m)

Bedroom 2

12' 2" x 8' 9" max (3.71m x 2.67m max)

Bedroom 3

8' 10" x 6' 8" (2.69m x 2.03m)

Total floor area 87.9 m² (946 sq.ft.) approx

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 orientation 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.propertybox.io

Welcome to

Station Road, Snettisham King's Lynn

- Attractive carrstone cottage
- Popular coastal village of Snettisham
- Excellent local amenities including shops, pubs and services
- Walking distance to countryside, nature reserves and beach
- Spacious accommodation in excellent condition
- New Roof
- UPVC double glazing and gas central heating
- No onward chain

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

offers in excess of

£260,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN106946



Property Ref:
HUN106946 - 0009

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