



NEWSON & BUCK
ESTATE AGENTS

143 Station Road
Snettisham
King's Lynn
Norfolk
PE31 7QS

£599,995

A substantial family home sitting on a mature plot situated in the idillic location of Snettisham. The spacious accommodation comprises porch, hallway, dining room, kitchen, study, w/c, lounge, conservatory, four bedrooms and family bathroom.

The property further benefits from a separate barn which has the potential to create separate accommodation (subject to planning permission), swimming pool and substantial plot measuring 1/3 of an acre.

A full range of amenities can be found just a stone's throw away, including some of Snettisham's finest dining destinations such as the highly acclaimed Old Bank restaurant and the vibrant Rose & Crown public house. More extensive facilities can be found in both Hunstanton and King's Lynn.

- Substantial Family Home
- Four Bedrooms
- Beautiful Village Location
- Separate Barn
- Swimming Pool
- Generous Plot
- EPC Rating: E



Entrance Porch

4' 0" x 11' 04" (1.22m x 3.45m) UPVc Entrance door, vinyl flooring, wooden front door leading to

Hallway

5' 05" x 23' 02" (1.65m x 7.06m) Carpeted, two radiators, stairs to first floor, doors leading to

Downstairs Toilet

Vinyl Flooring, low level flush w/c, hand basin, window to front aspect

Dining Room

10' 02" x 11' 06" (3.10m x 3.51m) Carpeted, radiator, serving hatch, window to front aspect

Study

11' 08" x 9' 04" (3.56m x 2.84m) Carpeted, radiator, large under stairs cupboard

Lounge

21' 05" x 11' 11" (6.53m x 3.63m) Carpeted, two radiators, electric fireplace, window to front and rear aspect, sliding doors leading to

Conservatory

11' 5" x 11' 5" (3.48m x 3.48m) Tiled flooring, double glazed windows, radiator, door leading to rear garden

Kitchen

10' 11" x 16' 08" (3.33m x 5.08m) Tiled flooring, range of base and wall cabinets, electric hob and extractor over, electric oven and combi grill above, window to rear aspect, door leading to

Rear Porch

8' 01" x 10' 11" (2.46m x 3.33m) Double glazed, Vinyl Flooring, door leading to rear garden

Garage

21' 05" x 9' 11" (6.53m x 3.02m) Up and over door, power and lighting

Bedroom One

21' 05" x 21' 05" (6.53m x 6.53m) Carpeted, two radiators, windows to front, side and rear aspect, feature brick fireplace with TV unit

Bedroom Two

10' 09" x 16' 09" (3.28m x 5.11m) Carpeted, window to front aspect , built in wardrobes, radiator

Bedroom Three

10' 09" x 13' 06" (3.28m x 4.11m) Carpeted, window to front aspect , built in wardrobes, radiator

Bedroom Four

10' 03" x 09' 11" (3.12m x 3.02m) Carpeted, window to rear aspect , built in wardrobes, radiator

Bathroom

6' 02" x 13' 09" max(1.88m x 4.19m) Laminate flooring, tiled walls, window to rear aspect, large rectangular walk in shower tray thermostatic rainfall shower over, low level flush w/c, hand basin,radiator

THE BARN

The Barn - Room One

13' 00" x 38' 09" (3.96m x 11.81m) Entrance door, double gates at rear , door leading to

The Barn - Room Two

23' 05" x 15' 00" (7.14m x 4.57m) Carpeted, two arched double doors leading to patio and swimming pool

The Barn - Room 3

20' 04" x 14' 06" (6.20m x 4.42m) Window to front, shower and toilet facilities

External

Front - Laid to shingle at the front, with a wrap around garden to the right off the property, Ample off road parking for numerous vehicles with two separate access points,

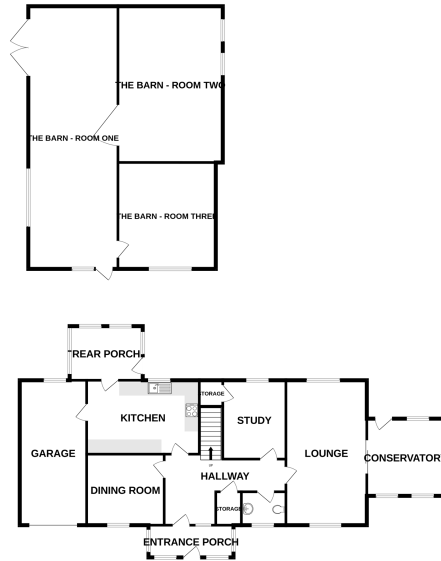
Rear - Mainly laid to patio with swimming pool and access to the barn

EPC Rating: E

Council Tax Band: G



GROUND FLOOR



1ST 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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