



4 Grammar School Cottages, Snettisham

Guide Price £350,000

**BELTON
DUFFEY**

4 Grammar School Cottages

Lynn Road, Snettisham, King's Lynn,
Norfolk, PE31 7JP



A well presented 4 bedroom, 1 en-suite, property with conservatory, enclosed garden, cart shed and further parking space, with countryside views to the front. NO ONWARD CHAIN.

DESCRIPTION

This well-presented four bedroom home is situated in the sought-after Norfolk coastal village of Snettisham, conveniently located close to the beach and the beautiful natural surroundings of Ken Hill.

The property benefits from gas central heating and UPVC double glazing throughout. Ideally suited as either a permanent residence or a holiday retreat, this home offers an excellent opportunity to enjoy coastal living in a desirable village setting.

GROUND FLOOR

The property is entered via a spacious entrance hall with a conveniently located cloakroom, leading through to a generous, light-filled sitting room. Beyond this is a fully fitted kitchen with an adjoining seating area, creating a practical and sociable living space. The kitchen opens into a conservatory, providing an ideal area for additional dining and entertaining, with doors leading directly out to the rear garden.

FIRST FLOOR

The first floor offers two well-proportioned double bedrooms, both benefitting from fitted wardrobes, along with a further single bedroom. This level is served by a well-appointed, modern family bathroom.

SECOND FLOOR

The second floor is dedicated to a spacious master bedroom featuring an en suite shower room and a large storage cupboard. From the front aspect, the property enjoys open countryside views.



what3words: ///patrolled.adjusted.rollover

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

OUTSIDE

Outside, the property has an enclosed, southwest-facing rear garden with a patio and storage shed. There is gated access to the communal parking area, which includes a cart shed with an allocated parking space behind, as well as additional visitor parking.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. gas fired central heating to radiators. EPC Rating Band C.

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band D.

TENURE

This property is for sale Freehold.

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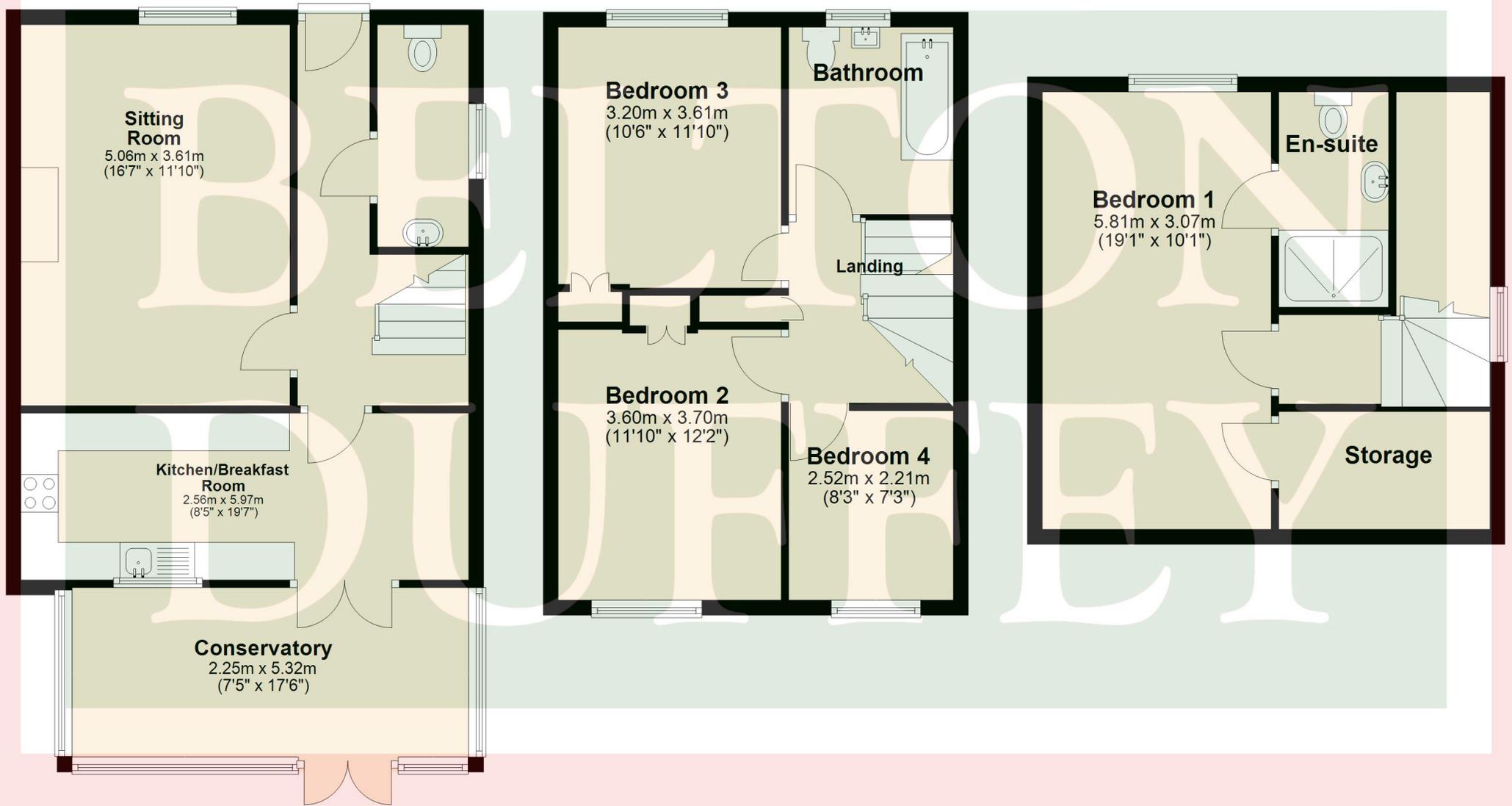




SITUATION

Snettisham is a sought after village on the Norfolk coast, comprising a blend of old established cottages and newer homes. It has its own beach from which one can sail, windsurf or swim. There are local shops, schools including Glebe House School and Nursery and doctors surgery's are in the vicinity. Nearby is Hunstanton to the North and King's Lynn to the South. Other attractions nearby include the Royal Estate of Sandringham, Norfolk Lavender and the beautiful North Norfolk coast with its golf courses, walks, bird watching, sailing etc.

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IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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