



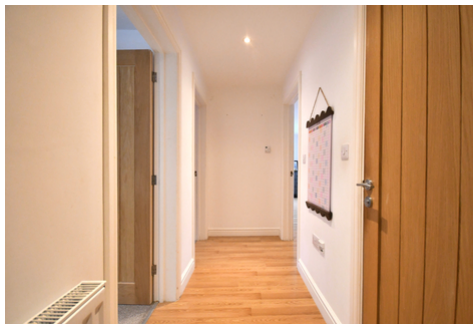
NEWSON & BUCK
ESTATE AGENTS

Flat A, 9 Railway Sidings
Yard
Snettisham
King's Lynn
Norfolk
PE31 7TR

£189,995

Tucked away in this popular coastal village of Snettisham, this beautifully presented apartment offers light-filled, modern living just moments from the shoreline and surrounding countryside. At the heart of the home is a bright and airy open-plan kitchen, dining and living space — a sociable area designed for both relaxed everyday living and easy entertaining. The kitchen is thoughtfully arranged with integrated appliances, including a fridge/freezer and

- SOUGHT AFTER LOCATION
- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- SHOWER ROOM
- OPEN PLAN KITCHEN/LOUNGE/DINER
- ALLOCATED PARKING
- EPC - B



to a contemporary standard. Outside, residents benefit from an

allocated parking space and access to well-kept communal gardens and a quiet patio area — ideal for enjoying a morning coffee or unwinding at the end of the day. The location is a real highlight. Local shops, pubs and amenities are just a short stroll away, while the wide open spaces of Snettisham Beach and the RSPB nature reserve are within easy walking distance. Whether it's coastal walks, birdwatching, or simply enjoying the fresh sea air, this setting offers an enviable lifestyle by the sea. With approximately two years remaining on the New Build warranty, this is a superb opportunity to secure a modern, low-maintenance home in a sought-after village location — perfectly suited as a main residence, coastal retreat or weekend escape.

Entrance Hall

3' 07" x 14' 08" (1.09m x 4.47m) Entrance door, intercom system, wooden flooring, radiator, doors leading to

Bedroom

11' 03" x 9' 02" (3.43m x 2.79m) Carpeted, radiator, window to front aspect

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Shower Room

5' 05" x 9' 04" (1.65m x 2.84m) Tiled flooring, rectangle shower cubicle with rainfall shower over with separate shower attachment, hand basin, low level flush w/c, towel radiator

Kitchen/Lounge/Diner

21' 04" x 19' 05" max (6.50m x 5.92m max) Wooden flooring, range of base and wall cabinets, worktops, inset sink with mixer tap over, integrated washing machine, integrated fridge/freezer, oven and hob with extractor over, two windows to rear aspect, two windows to side aspect, window to front aspect, radiator

External

The property has an allocated parking space to the front of the building, with visitor parking available also, shared bin and bike storage as well as communal gardens and patio to the rear for residents use.

Council Tax - A

EPC - B

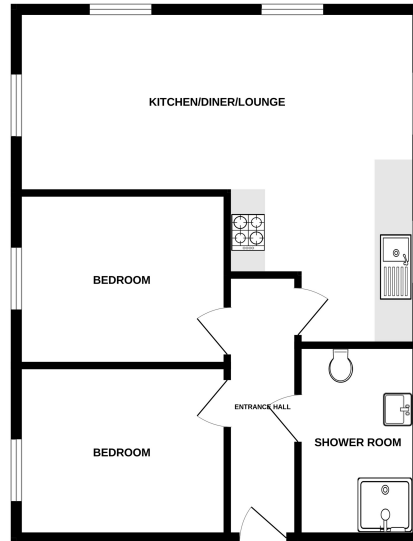
Agent Note

1. In accordance with anti-money laundering regulations, all prospective purchasers will be required to complete an identity verification check. Relevant documentation will be requested, and a charge of £15 per client is payable for this service.
2. Whilst every effort is made to ensure the accuracy and reliability of these particulars, they are intended as a general guide only and do not constitute any part of an offer or contract. Interested parties are advised to make their own enquiries to satisfy themselves on all matters of importance.
3. All measurements, distances and areas are approximate and are provided for guidance purposes only.
4. None of the services, systems, appliances or equipment at the property have been tested by the agent. Prospective purchasers are strongly advised to arrange for appropriate inspections or surveys

~~prior to purchase of contracts~~



GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA- 602 sq.ft. (55.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, valuer and advertiser accept no liability for any error or omission as to their accuracy or efficiency can be given. Plans will illustrate (C102).



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