



NEWSON & BUCK  
ESTATE AGENTS

6 Railway Sidings Yard  
Snettisham  
King's Lynn  
Norfolk  
PE31 7TR

£249,995

Welcome to 6 Railway Sidings Yard, this beautifully appointed two-bedroom home, offered with no onward chain and finished to an exceptional standard throughout.

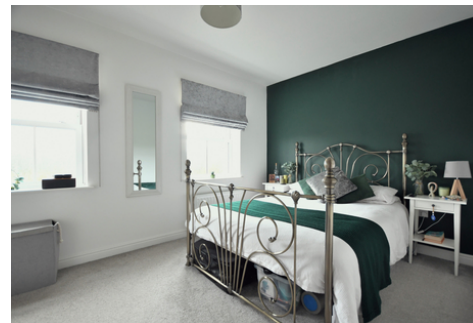
Situated in the sought-after village of Snettisham, this property combines modern living with a highly convenient location. The ground floor boasts a lovely kitchen/diner and a generous lounge, complete with doors opening onto the rear garden, enjoying wonderful views over the adjoining

fields. Upstairs, you will find two spacious double bedrooms, both featuring built-in wardrobes, along with a well-presented family bathroom fitted with both a bath and a separate shower cubicle. Outside, the property offers an enclosed rear garden, perfect for entertaining or relaxing, together with the added benefit of two allocated parking bays. Location Snettisham is a highly desirable village located just 5 miles south of Hunstanton and 10 miles from

King's Lynn. The village itself offers a wide range of amenities including shops, a Co-op supermarket, pubs such as the ever-popular Rose & Crown and Queen Victoria, a fish & chip shop, doctors' surgery, chemist, and school.

There is also a regular bus service to neighbouring towns and villages. Nearby Hunstanton is a vibrant seaside resort

- Two Bedroom
- Mid Terrace
- Two Allocated Parking Spaces
- Two Double Bedrooms
- Gas C/Heating & Double Glazing
- Kitchen/Diner
- Downstairs WC
- Coastal Location
- Close to Amenities & Local Shops
- NHBC Warranty



### **Entrance Hall**

5' 05" x 15' 05" (1.65m x 4.70m) Entrance door, oak flooring, radiator, under stairs storage, stairs to first floor, doors leading to

### **Kitchen/Diner**

8' 04" x 15' 05" (2.54m x 4.70m) Tiled flooring, range of base and wall cabinets, worktops, steel steel with mixer tap over, integrated fridge/freezer, integrated washer/dryer, integrated dishwasher, induction hob with oven and extractor, door to front aspect, cupboard housing boiler

### **Downstairs W/C**

2' 09" x 5' 09" (0.84m x 1.75m) Tiled flooring, low level flush w/c , hand basin

### **Lounge**

04' 05" x 12' 07" (1.35m x 3.84m) Oak flooring, patio doors leading to rear garden, radiator

### **Landing**

Carpeted, doors leading to

### **Bedroom One**

14' 05" x 13' 04" max (4.39m x 4.06m)  
Carpeted, built in wardrobes, two windows to rear aspect, radiator

### **Bedroom Two**

14' 05" x 9' 02" (4.39m x 2.79m) Carpeted, two windows to front aspect, radiator, built in wardrobe

### **Family Bathroom**

8' 03" x 8' 00" (2.51m x 2.44m) Tiled flooring, panelled bath with tiled surround, low level flush w/c, hand basin, rectangle shower cubicle with thermostatic shower over, towel radiator, extractor

### **External**

The property enjoys an enclosed rear garden with open field views, predominantly laid to lawn with a paved patio area ideal for outdoor dining and relaxation. To the front, the home is approached via a shared shingle driveway and benefits from two allocated parking spaces.

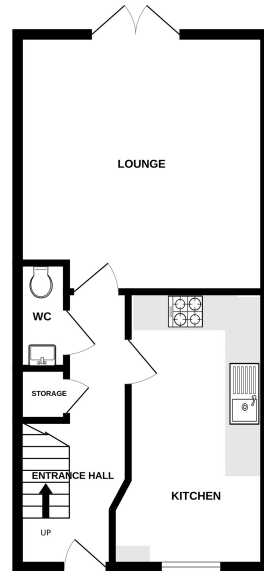
**Council Tax - B**

**EPC - B**

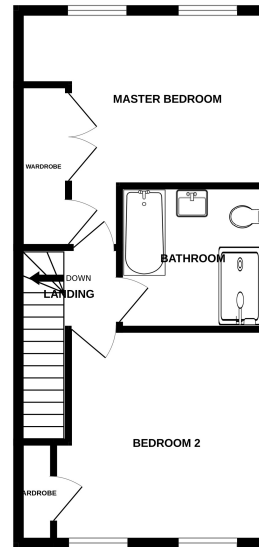




GROUND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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.  
Made with Metrepro 10/2019



18-20 King Street, King's Lynn, Norfolk, PE30 1ES

Tel: 01553 775151 Email: [kingslynn@millsopps.com](mailto:kingslynn@millsopps.com) [www.millsopps.com](http://www.millsopps.com)