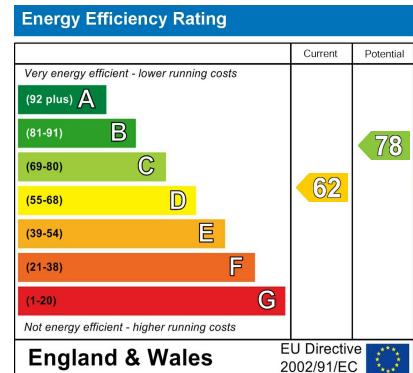


## DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the exit signposted Hunstanton on the A149. Continue along this road and at the roundabout take the 1st exit onto the A149 again towards Hunstanton. Turn right onto Beach Road and continue forward onto Station Road where the property can be found on the right hand.



## NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



Jubilee House 12 Station Road Snettisham King's Lynn Norfolk PE31 7QL

**BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED PERIOD COTTAGE WITH LARGE OPEN PLAN KITCHEN/CONSERVATORY**

**Snettisham**

**£465,000 Freehold**



#### ENTRANCE HALL

Leading to lounge and dining room. Stairs to first floor.

#### LOUNGE

20'0 max x 12'2 max (6.10m max x 3.71m max)  
Laminate Oak flooring. Feature fireplace with multi fuel burner. Two double radiators. Window to front aspect. French doors to rear.

#### DINING ROOM

12'1 max x 11'6 max (3.68m max x 3.51m max)  
Laminate Oak flooring. Double radiator. Window to front aspect.

#### KITCHEN

15'6 x 7'11 (4.72m x 2.41m)  
Recently fitted range of wall, base and drawer units with worktops over. Integrated dishwasher. Range cooker. Tiled floor. Double radiator.

#### CONSERVATORY

25'8 max x 12'6 (7.82m max x 3.81m)  
Tiled flooring. Boiler cupboard. Under floor heating. French doors to side and rear. Storage cupboard. Incorporating:

#### CLOAKROOM

4'9 x 2'9 (1.45m x 0.84m)  
Two piece suite comprising wash hand basin and w.c. Tiled flooring. Window to rear aspect.

#### LANDING

15'6 max x 9'11 max (4.72m max x 3.02m max)  
Storage cupboards. Loft access.

#### BEDROOM 1

12'2 x 9'8 (3.71m x 2.95m)  
Laminate Oak flooring. Two double radiators. Selection of handmade Built-in wardrobes. Two windows to front aspect.

#### BEDROOM 2

12'2 max x 9'11 max (3.71m max x 3.02m max)  
Laminate Oak flooring. Double radiator. Window to rear aspect.

#### BEDROOM 3

9'9 x 9'2 (2.97m x 2.79m)  
Laminate Oak flooring. Double radiator. Window to front aspect.

#### BATHROOM

Four piece suite comprising shower enclosure with Thermostatic mixer, roll top bath, wash hand basin and w.c. Double radiator. Floorboards. Window to rear aspect.

#### FRONT GARDEN

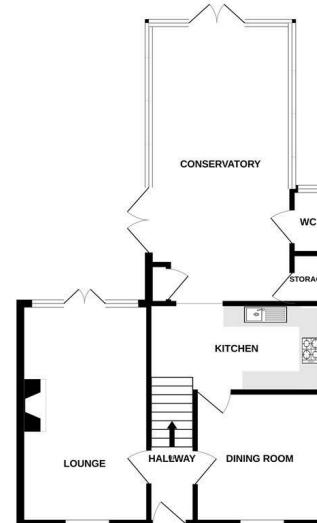
Shingled parking area with space for several cars.

#### REAR GARDEN

A typical English beautiful country garden that is mainly laid to lawn with patio area, shingled BBQ area, mature fruit trees, ornamental features, selection of mature shrubs and plants and three wooden sheds.

Brittons are delighted to offer Jubilee House which is a pretty three bedroom semi detached carrstone cottage with driveway and south facing private gardens in the delightful village of Snettisham. The property benefits from gas central heating and double glazing. The accommodation is arranged over two floors comprising cloakroom, lounge, dining room, kitchen and wonderful conservatory (ideal for entertaining!) on the ground floor with three bedrooms and bathroom on the first floor. Outside offers front garden and beautiful rear south facing enclosed garden with various fruit trees.

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. Prospective buyers are advised to make their own measurements and/or seek professional advice. The services, systems and appliances shown have not been tested and no guarantee as to their condition or performance can be given.  
Made with Metropin G202



