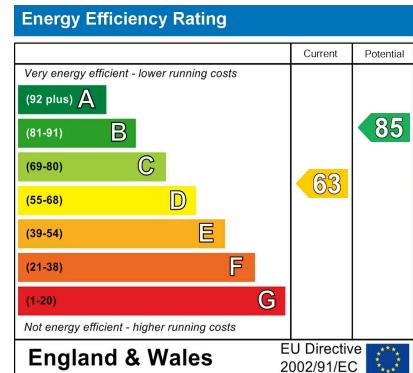


DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 1st exit signposted Hunstanton onto the A149. Continue along this road and at the roundabout take the 1st exit onto the A149 again towards Hunstanton, take the 2nd right onto Common Road, then third right onto Goose Green Road, left onto Brent Avenue where the property can be found on the right hand side easily identified by our For Sale board.



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.



14 Brent Avenue Snettisham King's Lynn Norfolk PE31 7PL

**VERY WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW
WITH GARAGE & DRIVEWAY - NO UPWARD CHAIN**

Snettisham

£280,000 Freehold

01553 692828
sales@brittons.net


PROTECTED


The Property
Ombudsman


feefo
Independent Product Rating



HALLWAY

Fitted carpet. Radiator. Two storage cupboards.

CLOAKROOM

W.C.. Vinyl flooring. Radiator. Window to side aspect.

LOUNGE

Fitted carpet. Radiator. Bay window to front aspect.

KITCHEN

Range of wall, base and drawer units with worktops over. Pantry. Space for washing machine. Electric oven and hob. Space for fridge/freezer. Vinyl flooring. Radiator. Window to front aspect. Door to side.

CONSERVATORY

Patio doors to garden.

BEDROOM 1

Fitted carpet. Radiator. Window to rear aspect.

BEDROOM 2

Fitted carpet. Radiator. Window to rear aspect. Door to conservatory.

BEDROOM 3

Fitted carpet. Radiator. Fitted wardrobes. Window to rear aspect.

SHOWER ROOM

Shower cubicle, wash hand basin and w.c. Vinyl flooring. Radiator. Window to side aspect.

GARAGE

Up & Over Door. Power and Light. Side personnel door to garden.

FRONT GARDEN

Mainly laid to lawn with driveway leading to the garage.

REAR GARDEN

Mainly laid to lawn with borders with various trees and shrubs. Patio area

5'7 x 3'0 (1.70m x 0.91m)

14'8 x 13'9 (4.47m x 4.19m)

14'10 x 8'4 max (4.52m x 2.54m max)

12'1 x 8'1 (3.68m x 2.46m)

13'9 x 12'10 max (4.19m x 3.91m max)

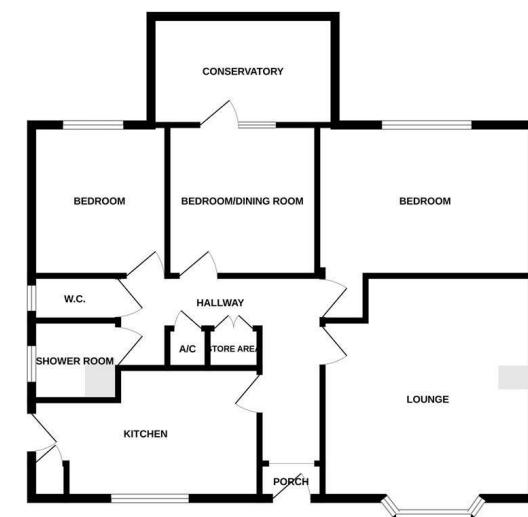
9'10 x 9'10 (3.00m x 3.00m)

9'11 into wardrobes x 8'8 (3.02m into wardrobes x 2.64m)

5'7 x 5'0 (1.70m x 1.52m)

We are delighted to offer this very well presented three bedroom detached bungalow in popular coastal village with garage and driveway. The property benefits from gas central heating and uPVC double glazing. The accommodation comprises hallway, cloakroom, lounge, kitchen, conservatory, three bedrooms and shower room. The front garden is mainly laid to lawn with driveway leading to the garage. The rear garden is mainly laid to lawn with borders with various trees and shrubs. Patio area. No Upward Chain.

GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA: 889 sq.ft. (82.6 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original drawing and are for guidance only. No responsibility is accepted for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The measurements and floor areas given are approximate and should not be relied on for legal purposes. As such, we do not accept any responsibility for any errors, omissions or inaccuracy in the plan. Please refer to the survey for detailed measurements and floor areas. Please note that the plan is not to scale.
Drawing ref: Merton/2023

