



brittons
estate agents

www.brittons.net

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



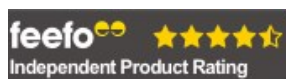
14 Brent Avenue Snettisham King's Lynn Norfolk PE31 7PL

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

Snettisham

£280,000 Freehold

01553 692828
sales@brittons.net





- 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, bas 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)

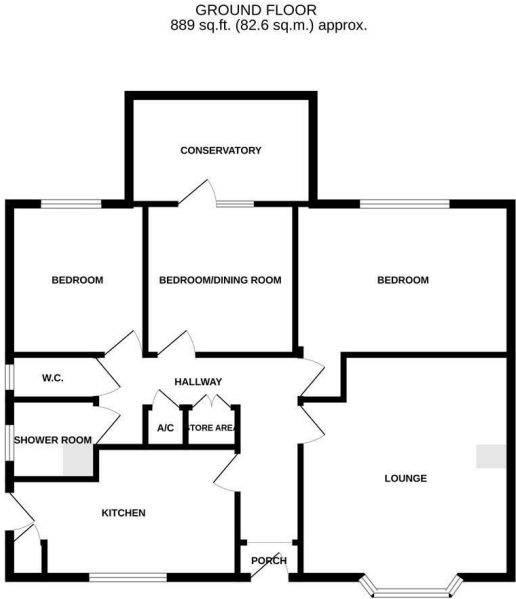
9'10 x 9'10 (3.00m x 3.00m)

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.



TOTAL FLOOR AREA: 889 sq.ft. (82.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, the measurements of the property are given as an indication only and should not be relied upon for any legal or financial purposes. The property is shown as a guide only and should not be relied upon for any legal or financial purposes. Measurements are given to the nearest square foot.



