

SOWERBYS

Norfolk Property Specialists



5 Alma Road

Snettisham, Norfolk, PE31 7NY

Asking Price of £295,000



Viewing by appointment with our

Hunstanton Office 01485 533666 or hunstanton@sowerbys.com



5 ALMA ROAD

This attractive semi-detached cottage with carrstone facing to the front elevation is ideally situated in this popular coastal village, only a short walk from the village centre. The cottage is one of a pair which stand at right angles to the road and benefits from having gas fired central heating and accommodation comprising a good sized open plan kitchen/dining room and separate sitting room on the ground floor. On the first floor there are three bedrooms and a family bathroom. Outside, the property has pedestrian access over a gravelled driveway, with double wooden gates giving access to the gravelled area to the rear of the cottage. There is an outside tap, and two brick and tiled stone sheds, the right hand one belonging to Number 5. There is also access around the side of the cottage leading to its patio garden at the front which has been paved and decked for ease of maintenance.



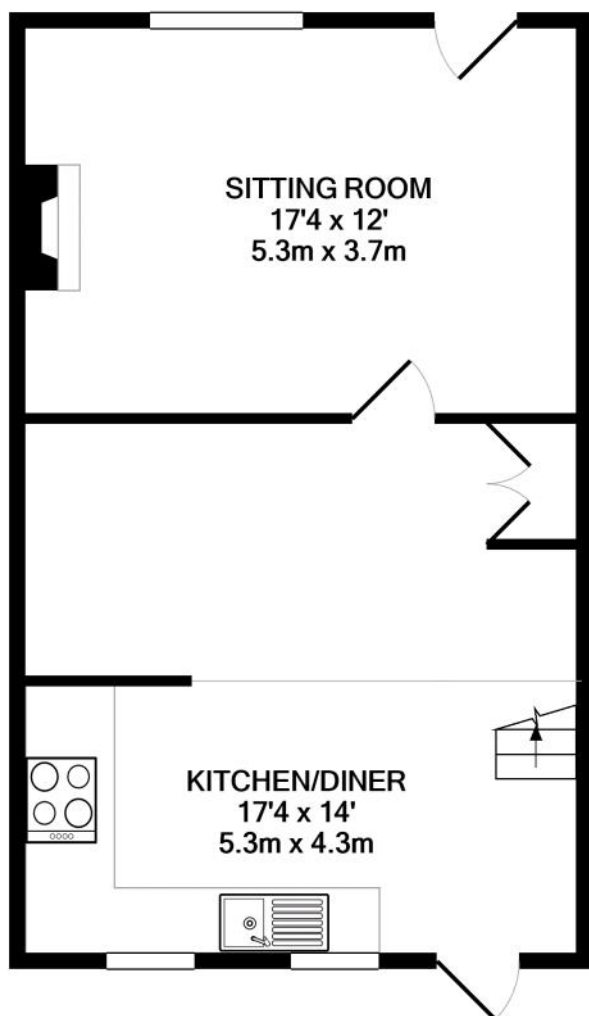
KEY FEATURES

- Character Cottage
- Open Plan Kitchen/Dining Room
- Separate Sitting Room
- Three Bedrooms
- Central Village Location
- No Upward Chain

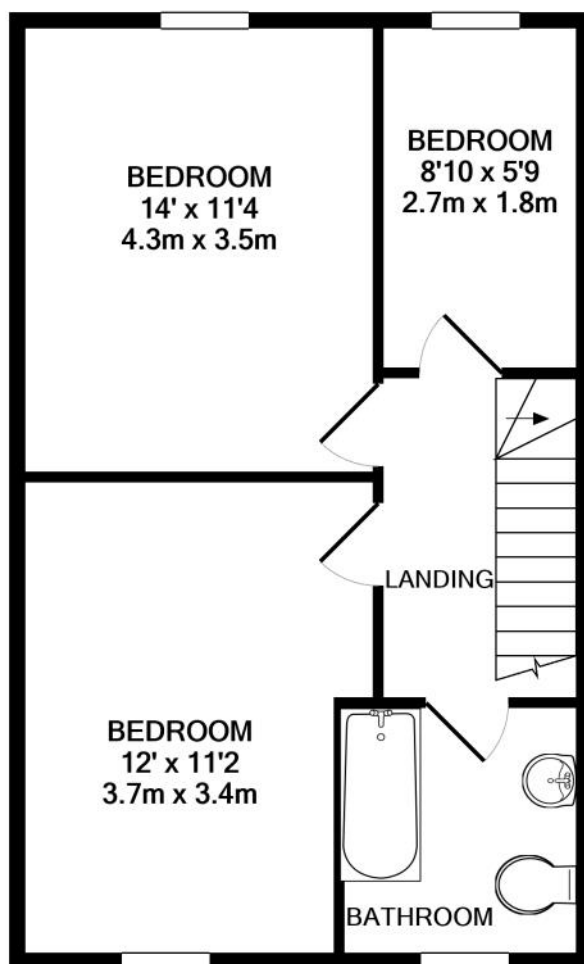








GROUND FLOOR
APPROX. FLOOR
AREA 488 SQ.FT.
(45.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 488 SQ.FT.
(45.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 976 SQ.FT. (90.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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SNETTISHAM

Snettisham is a busy rural village between King's Lynn and Hunstanton, with a farmers market held on the second Friday of every month. There are good local shops, a doctor's surgery, pharmacy, veterinary surgery, Original Factory Shop, Ridgeons builders' merchants, hairdresser and a range of hostelrys including the renowned Rose and Crown pub with its traditional ales and food. There is a local pre-school and primary school and for days out the famous Park Farm, with its hands on experience on the farm. For nature lovers there is an RSPB reserve close to Snettisham Beach, Snettisham Coastal Park and Ken Hill Wood where one can enjoy wonderful woodland walks. An excellent bus service allows easy access to Hunstanton and the villages of the North Norfolk coast, as well as King's Lynn which provides a mainline rail link via Cambridge to London King's Cross, approx 1 hour and 40 minutes.

SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 0443-2822-7022-9596-8275

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

DIRECTIONS

Travelling towards Snettisham on the A149 road towards King's Lynn, at the roundabout take the first exit into the village, then take the right hand turning into Alma Road, next to the Queen Victoria pub, and Number 5 is a short distance along on the right hand side.

Viewing by appointment with our Hunstanton Office:
54 Westgate, Hunstanton, Norfolk, PE36 5EL
01485 533666 • hunstanton@sowerbys.com



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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