

# SOWERBYS

Norfolk Property Specialists



## 4 Pine Close

Snettisham, Norfolk, PE31 7RT

£330,000



Viewing by appointment with our  
Hunstanton Office 01485 533666 or [hunstanton@sowerbys.com](mailto:hunstanton@sowerbys.com)





## 4 PINE CLOSE

A spacious three bedroom detached bungalow, pleasantly situated in a popular coastal village, only a short walk from shops and amenities. The property has accommodation briefly comprising a large living room opening to the modern conservatory which overlooks the rear garden, a kitchen breakfast room with ample space for a table and chairs, three double bedrooms, a family bathroom and additional separate WC.

Outside, to the front of the property is an attractive lawned garden behind a low level brick wall, with mature plants and shrubs, and with a good sized driveway to the side which leads to a detached garage with up and over door and offers parking space for several vehicles. The rear garden is mainly laid to lawn with mature plants and shrubs as well as an attractive patio area.





## KEY FEATURES

- Spacious Detached Bungalow
- Three Double Bedrooms
- Kitchen/Breakfast Room
- Spacious Sitting Room
- Bathroom and Separate WC
- Conservatory Overlooking the Rear Garden
- Garage and Ample Parking
- Excellent Village Location







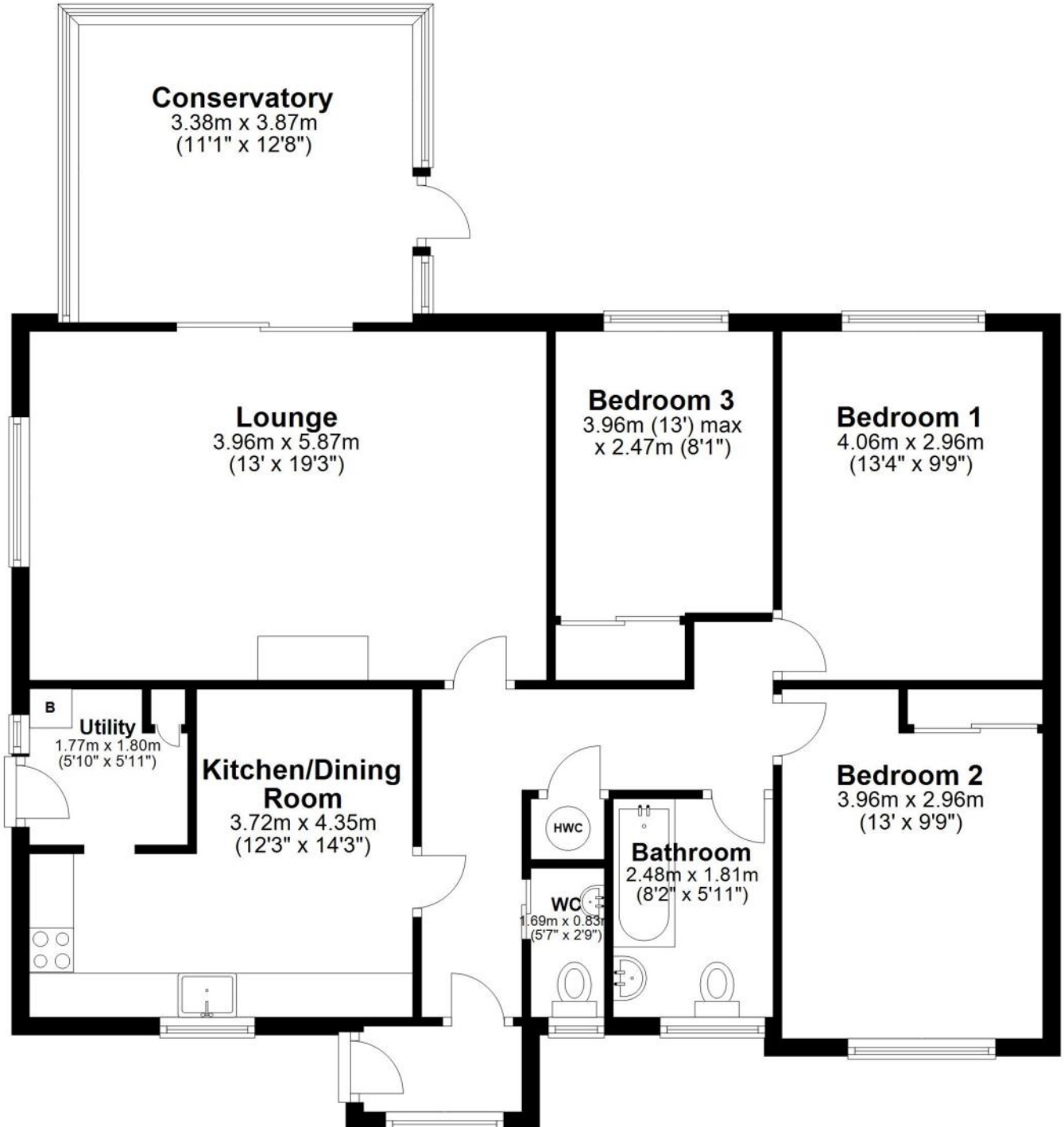






## Ground Floor

Approx. 96.1 sq. metres (1034.3 sq. feet)



Total area: approx. 96.1 sq. metres (1034.3 sq. feet)

**4 Pine Close, Snettisham**

# 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 hostellers 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 D.

## ENERGY EFFICIENCY RATING

D. Ref:- 2117-0529-2261-6614-7173

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 into Snettisham from the direction of Hunstanton continue into the village, passing the Queen Victoria pub on your right hand side, through the 'S' bend and passing the Co-Op on your left. Take the right hand turning into Strickland Avenue, and then turn left into Pine Close where the property can be found on the right hand side.

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

**Residential Sales • Lettings • Property Management • Land & New Homes**

**Burnham Market • Dereham • Fakenham • Holt • Hunstanton • King's Lynn • Norwich • Watton • Wells-next-the-Sea**

Sowerbys Limited is a company registered in England and Wales, company no: 04151583. Registered office: The Granary, The Quay, Wells-next-the-Sea, Norfolk, NR23 1JT  
Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office: 54 Westgate, Hunstanton, Norfolk, PE36 5EL