

# SOWERBYS

Norfolk Property Specialists



## 15 Anchor Park

Snettisham, Norfolk, PE31 7QH

Asking Price of £161,700



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



## 15 ANCHOR PARK

Positioned in the very popular Anchor Park site is this well presented two bedroom park home. The current owners have kept the property in good decorative order and is ready to move into straight away. Accommodation briefly consists of a full width lounge, separate diner, kitchen, family bathroom and two bedrooms with built in storage.

Outside there is a paved patio with pathways, grassed area with flowers and shrubs as well as a handy shed. Anchor Park is a popular retirement site and is found in the heart of the Snettisham village just off Station Road, which is within walking distance of a selection of shops, junior school, pubs and restaurants as well as an RSPB reserve, beaches and sailing club which are approximately two miles away.



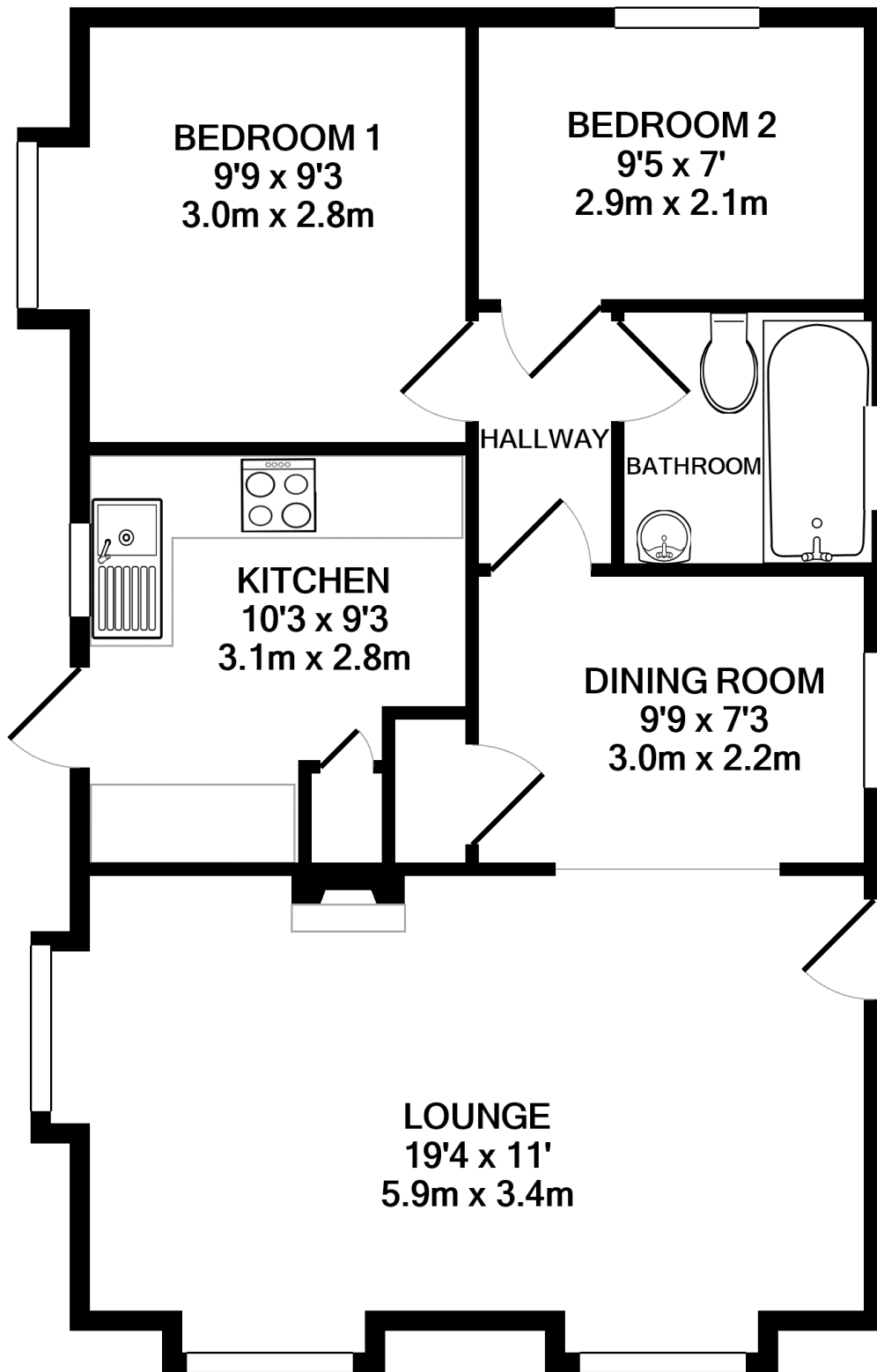
## KEY FEATURES

- No Onward Chain
- Mains Gas Heating
- Two Bedrooms with Built In Wardrobes
- Lounge with Separate Diner
- UPVC Windows
- Shed, Patio and Garden Area
- Over 55's Residential Park









**TOTAL APPROX. FLOOR AREA 633 SQ.FT. (58.9 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 A.

## ENERGY EFFICIENCY RATING

An EPC is not required for this property.

## AGENT'S NOTES

Owners are allowed a pet if it is owned before buying the property.

The site rent is £175.11 per month. This does not include gas, electricity or water, which are metered separately.

Viewing by appointment with our Hunstanton Office:  
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