

SOWERBYS

Norfolk Property Specialists



9 The Cedars

Snettisham, King's Lynn, Norfolk, PE31 7XG

Asking Price Of £162,000



Viewing by appointment with our
Hunstanton Office 01485 533666 or hunstanton@sowerbys.com

9 THE CEDARS

Just a short stroll from both the beach and nature reserve sits 9 The Cedars, a holiday bungalow which has been extended and now offers versatile accommodation.

The property has an open plan kitchen/family room and an extension to the side, which can be used as bedroom three or, as the current owners use it, as a separate sitting room.

There are two further double bedrooms and a family bathroom.

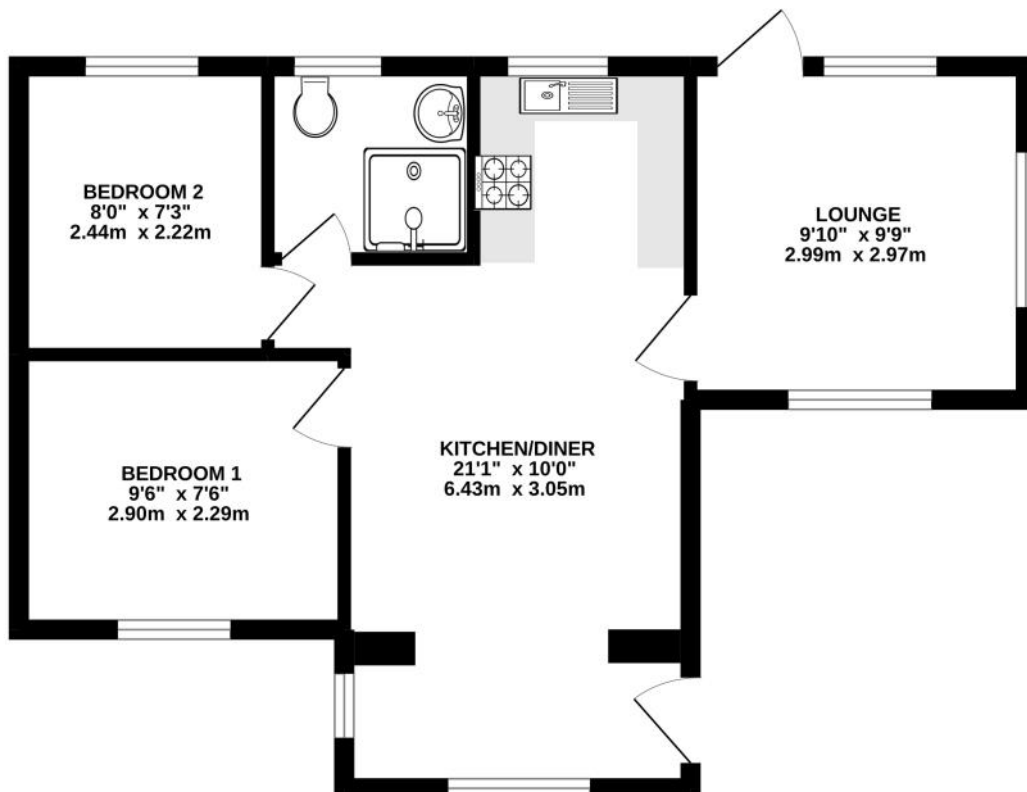
Outside the property has a small garden and driveway to the front and an enclosed garden with mature plants and shrubs to the rear.

KEY FEATURES

- Holiday Bungalow
- Gas Central Heating
- Quiet Location
- Close to the Beach
- Two/Three Bedrooms
- Parking Available



GROUND FLOOR
461 sq.ft. (42.9 sq.m.) approx.



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 water, electricity, septic tank and LPG gas central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

E. Ref:- 0098-1955-6270-5388-1950

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.

AGENT'S NOTE

9 The Cedars has 8 months permitted occupancy per year.

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



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