

LANDLES



45 Goose Green Road | Snettisham | King's Lynn



The Extended & Modernised 2 bedroom semi-detached bungalow situated in a popular residential location close to centre of Snettisham village.

Purchase Price £265,000

Folio: G/428 ts



- Entrance Vestibule
- Living Room
- Kitchen
- Dining Room
- 2 Bedrooms



- Shower Room
- Paved Rear Garden
- Garage & Driveway
- Gas Fired Rad CH
- Extended

Snettisham is a sought after village situated around 5 miles to the South of Hunstanton and around 10 miles to the North of King's Lynn. The village, coupled with neighbouring Dersingham & Ingoldisthorpe, offers residents a variety of local amenities including mini-markets, doctors surgery, primary schools, village halls, pubs and caf  s. There are various local walks on the doorstep including RSPB Snettisham and the Royal Sandringham Estate, both of which are only a short drive away. **45 Goose Green Road** is a recently modernised and extended 2 bedroom bungalow set on a popular development on the edge of the village. The accommodation has been well maintained and benefits from double glazing and gas fired radiator central heating. As part of the extension, a good size double bedroom has been added to the rear meaning the property now benefits from a separate dining room. Externally there is a low maintenance and delightfully private rear garden, a detached single garage and a generous sized gated gravel driveway to the front providing ample off street parking.

Porch

With UPVC entrance door to;

Entrance Vestibule

With tiled floor, radiator and alcove housing wall mounted gas fired boiler.

Living Room

18' 8" x 11' 10" (5.69m x 3.61m)

With 2 radiators and BT telephone point.

Kitchen

9' 5" x 7' 11" (2.87m x 2.41m)

With fitted wall & base units, fitted worktops, stainless steel 1 & 1/2 bowl sink with drainer & monobloc tap, high level electric oven, electric hob with extractor above, point & space for a washing machine, point & space for a slimline dishwasher, tiled surrounds, tiled floor, storage cupboard, radiator and UPVC door to side.

Inner Hall

With tiled floor, airing cupboard housing hot water cylinder, immersion and programmer, room thermostat and hatch to roof space.

Dining Room

11' 9" x 10' 6" (3.58m x 3.2m)

With skylight window, radiator and sliding patio door to;

Bedroom 1

12' 9" x 9' 11" (3.89m x 3.02m)

Dual aspect with French doors to the garden, radiator, tiled floor and point for a wall light.

Bedroom 2

9' 5" x 8' 4" (2.87m x 2.54m)

With radiator.

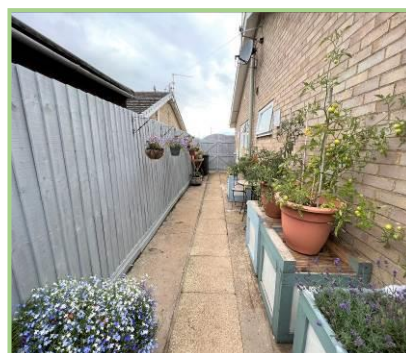
Shower Room

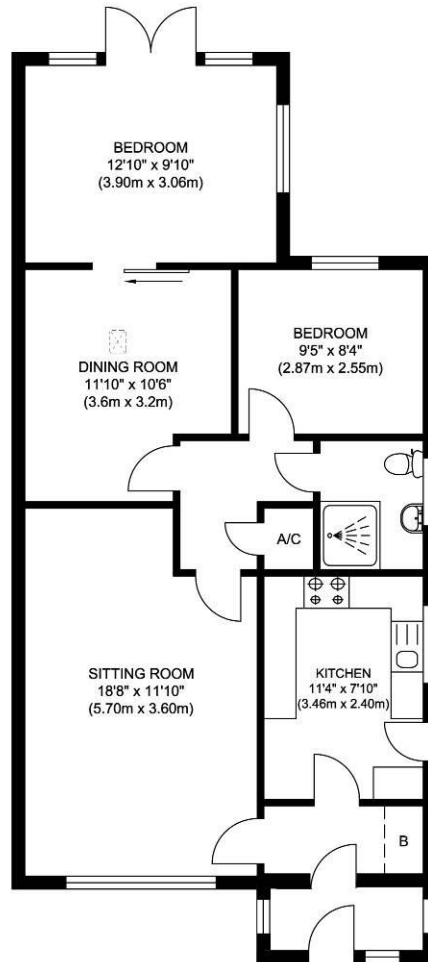
6' 7" x 5' 10" (2.01m x 1.78m)

With low level WC, pedestal hand basin, shower cubicle with electric shower, glazed door & screen, tiled surrounds, tiled floor, radiator and extractor.

Outside

The front of the property benefits from a large gated gravel driveway which provides off street parking for several vehicles and is screened by established bushes and planting. There is access down the side of the property to the detached **Garage 16' x 8' 1" (4.88m x 2.46m)** with up & over door, lighting & power. The rear garden is paved for easy maintenance with raised border for planting.





TOTAL APPROX FLOOR AREA OF HOUSE 756.91 SQ.FT. (70.32 SQ. M.)

45 Goose Green Road, Snettisham King's Lynn PE31 7PW

Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "B" with a current annual charge of £1,665.05, 2023/2024.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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