

SOWERBYS

Norfolk Property Specialists



52 Park Lane

Snettisham, Norfolk, PE31 7NP

Offers in Excess of £280,000



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

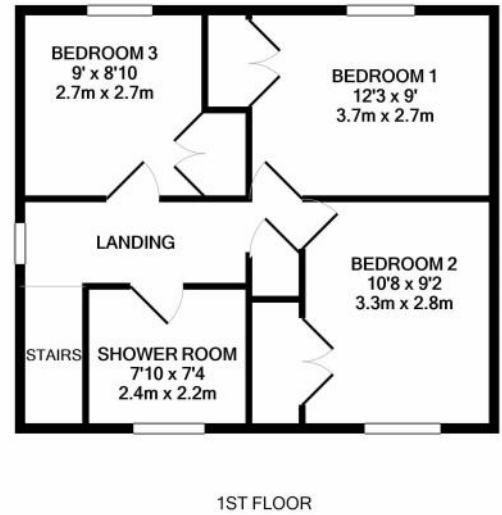
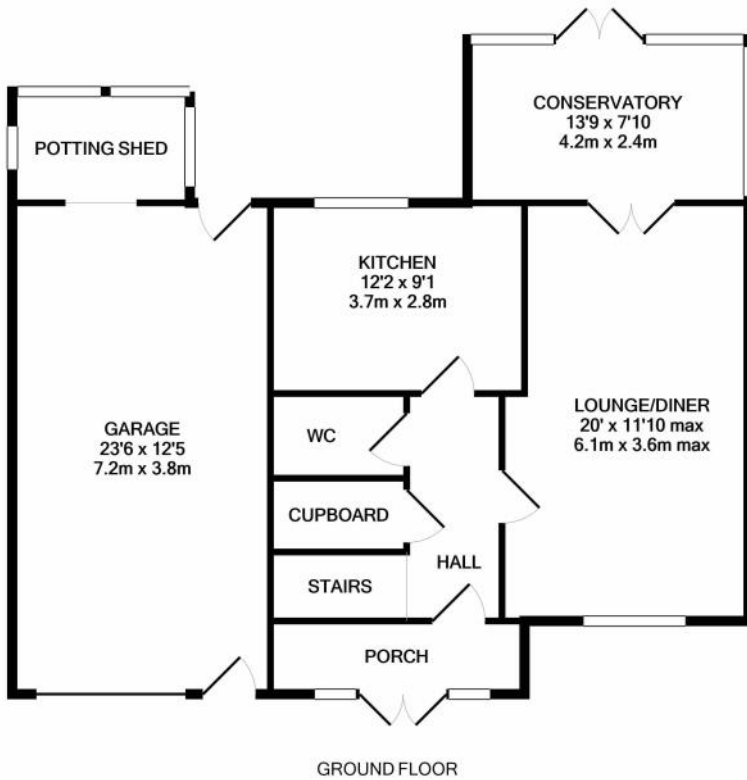
52 PARK LANE

A spacious three bedroom detached house in an elevated position on the corner of Park Lane and Styleman Way. There is a good sized sitting/dining room with double doors opening into the conservatory, a downstairs WC and a shower room on the first floor. To the side is an attached large garage with driveway to the front, and the house has gas fired central heating and UPVC double glazing. There are pleasant, well established gardens to the front, side and rear of the house with a high brick wall at the side giving privacy to the rear garden.

KEY FEATURES

- Three Bedroom Detached House
- Gas Fired Central Heating and Double Glazing
- Large Attached Garage
- Pleasant Corner Plot
- Private Rear Garden
- Popular Village Location





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 C. The amount payable for 2020/21 is £1,684.83.

ENERGY EFFICIENCY RATING

D. Ref:- 9090-5031-0722-3008-3003

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

Take the main A149 road from Hunstanton towards King's Lynn and at the roundabout just before Snettisham take the first exit into the village. Continue through the village and take the second left hand turning after the Co-Op into Dawes Lane. At the junction turn right along Park Lane and Number 52 is on the left hand side on the corner with Styleman Way.

**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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