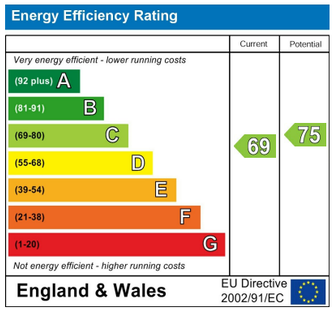
DIRECTIONS

Sat Nav: PE31 7RF



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order.We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

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The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

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6 Goosander Close Snettisham King's Lynn PE31 7RF

WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY PARKING

King's Lynn **£260,000 Freehold**

01553 692828
sales@brittons.net

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The Property Ombudsman

ENTRANCE PORCH 5'0 x '4'0 (1.52m x '1.22m)
Laminate wooden flooring. Obscured front door vertical window. Leading to living room.

LOUNGE 14'4 x 14'7 (4.37m x 4.45m)
Laminate wooden flooring. Two double radiators. Window to front aspect. Stairs leading to first floor.

KITCHEN 14'8 x 9'11 (4.47m x 3.02m)
Range of base, wall mounted and drawer units with worktop over. Integrated electric oven and hob with extractor hood over. Integrated washing machine, dishwasher, microwave and fridge freezer. Stainless steel sink with mixer tap over an integrated worktop drainer. Window and French doors to sun room. Laminate wood flooring with underfloor heating. Under stair storage cupboard.

SUN ROOM 13'6 x 9'6 (4.11m x 2.90m)
Laminate flooring. Double aspects windows to rear garden. French doors to rear garden.

LANDING 8'2 x 6'4 (2.49m x 1.93m)
Fitted carpet. Window to side aspect. Loft access. Airing cupboard with gas boiler.

BATHROOM 6'2 x 6'4 (1.88m x 1.93m)
Three piece suite comprising of a concealed W/C with countertop over, enclosed hand wash basin with mixer tap over and vanity units under. Integrated bath with mixer tap and electric shower over. Full height surround tiling. Tiled flooring. Obscured window to rear aspect. Heated towel rail.

BEDROOM ONE 12'7 x 8'2 (3.84m x 2.49m)
Fitted carpet. Window to front aspect. Mounted air source powered all in one air-conditioning and heat unit.

BEDROOM TWO 9'4 x 7'10 (2.84m x 2.39m)
Fitted carpet. Double radiator. Window to rear aspect. Built in wardrobes.

BEDROOM THREE 9'6 x 6'1 max (2.90m x 1.85m max)
Fitted carpet. Window to front aspect. Integrated over stairs storage space.

REAR OF PROPERTY
Enclosed garden mainly laid to lawn with patio area, providing space for garden furniture, also a wooden corner pergola over raised decking with artificial grass over again providing further space for garden furniture. Storage shed.

FRONT OF PROPERTY
Driveway parking for multiple vehicles, gate to rear garden. EV Charger.

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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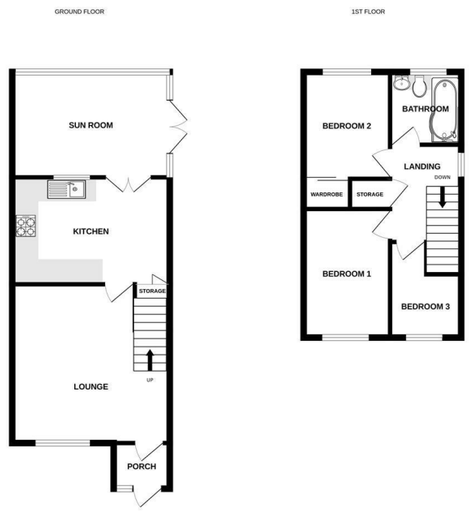
Nestled in the charming village of Snettisham, King's Lynn, this well-presented semi-detached house on Goosander Close offers a delightful blend of modern living and comfort. With three spacious bedrooms and a well-appointed bathroom, this home is perfect for families or those seeking extra space. As you enter, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The contemporary kitchen with warm underfloor heating seamlessly flows into a bright sun room, featuring a pitched skimmed ceiling that enhances the sense of space and light. This sun room is an ideal spot to enjoy your morning coffee or unwind with a good book. Having been well maintained the property benefits new windows and a new front door. The property also boasts convenient parking for multiple vehicles, complete with an electric vehicle charger at the front, catering to the needs of modern living. The location is particularly appealing, as it grants eligibility for the Hall Foundation of Snettisham, meaning if your child lives within Snettisham, they 'could' be entitled to a Hall's Foundation Grant for support with their studies. Adding to the community's charm and support. This bright and spacious home is not just a place to live; it is a sanctuary that offers comfort and style in a picturesque setting. Whether you are looking to settle down or invest in a property with great potential, this house is a must-see. This property also benefits from no upward chain. Don't miss the opportunity to make this lovely home your own.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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