

DEBSINGHAM OFFICE

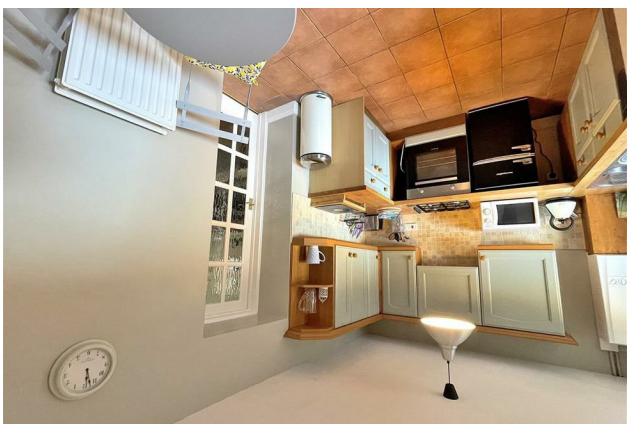
The property is situated at the heart of the sought after village of Snettisham, a few steps away from all that the village has to offer, which is also conveniently located just a short drive from the seaside town of Hunstanton. A range of facilities to include; primary school, pharmacy, hairdressers, doctors, vets and public houses. There is a regular bus service offering access along the North Norfolk Coast and local towns and villages. A perfect location for dog walking, access to Wild Ken Hill and local beaches.

A charming brick and cartstone mid terraced period cottage offering accommodation including; Living Room and Kitchen/Breakfast Room to the ground floor, along with Landing, Two Double Bedrooms (Bed One with En-suite Wet Room) and Bathroom to the first floor. This nicely presented property which benefits from double glazed windows and gas central heating has an enclosed garden to the rear and more importantly off road parking. Evelyn House is eminently suitable for a holiday home or a holiday let but just as appealing for those looking for a home close to the coast.

Evelyn House 2 Pedlars Mews, Snettisham, King's Lynn, PE31 7XQ



Price £300,000 Freehold



FRONT ENTRANCE DOOR TO:-

LIVING ROOM

17'0" max x 14'0" (5.18 max x 4.27)

Skimmed ceiling, wood laminate flooring, power points, television point, telephone socket, single radiator, double radiator, double glazed window to front, built-in storage cupboard, feature fireplace with inset living flame gas fire set on a brick hearth. Glazed panelled door to:-

KITCHEN/BREAKFAST ROOM

12'0" max x 8'9" max (3.66 max x 2.67 max)

Skimmed ceiling, tiled floor, double radiator, double glazed window to rear, wall mounted gas fired boiler supplying domestic hot water and radiators, range of matching wall and base units with oak block work surfaces over, tiled splash backs, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, built-in electric oven, built-in gas hob with cooker hood set in a pull out canopy over, stairs to first floor landing. Double glazed double doors to rear garden.

FIRST FLOOR LANDING

Skimmed ceiling, power point, doors to:-

BEDROOM ONE

14'1" x 8'4" min opening to 8'9" max (4.29 x 2.54 min opening to 2.67 max)

Vaulted skimmed ceiling, power points, telephone socket, double radiator, double glazed window to front. Door to:-

EN-SUITE WET ROOM

5'8" max x 4'6" max (1.73 max x 1.37 max)

(max room measurements excluding sloping ceiling). Skimmed ceiling with inset spot lights, tiled floor, full height ceramic wall tiling, ceiling extractor, chrome heated towel rail, shower area with floor drain and fitted system mixer shower over, pedestal wash hand basin, low level WC.

BEDROOM TWO

8'5" x 7'7" (2.57 x 2.31)

Vaulted skimmed ceiling, access to roof space, power points, double radiator, double glazed window to front.

BATHROOM

7'0" max x 5'3" min (2.13 max x 1.60 min)

(max room measurements excluding sloping ceiling). Skimmed ceiling with inset spot lights and double glazed sky light, laminate flooring, wall extractor, single radiator, suite comprising panelled bath with tiled splash back along with mixer tap and shower attachment over. Pedestal wash hand basin with tiled splash back, low level WC with tiled splash back.

OUTSIDE

REAR

An enclosed garden laid mainly to shingle with inset shrubs and plants as well as a mature Bay Tree. Paved patio area, outside tap, gate at the rear giving pedestrian access to the parking space.

DIRECTIONS

Leave our Dersingham office by turning left on to Hunstanton Road, continue straight ahead over the traffic lights and head towards Snettisham. On entering the village head towards the centre and on the right hand side on the bend by The Old Store Coffee Shop, the property will be found further to the right of this building.

SERVICES

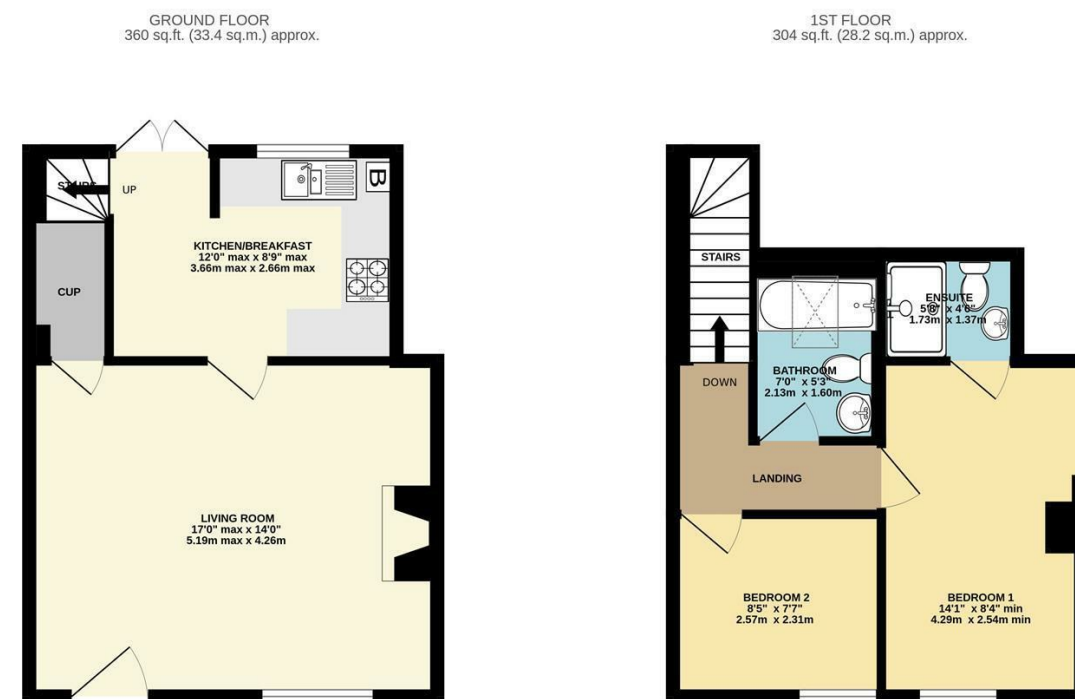
Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX

The property is currently used as a self catering holiday unit and pays business rates with a current rateable value of £1,675

ENERGY PERFORMANCE CERTIFICATE

Rating D



TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.
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 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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