



THE STORY OF

Clarence House

Snetterton, Norfolk

SOWERBYS



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Clarence House

North End, Snetterton
Norfolk, NR16 2LE

Immaculately Presented Family Home

Highly Versatile Accommodation

Renovated Under Current Ownership

Open-Plan Living Options

Four Generous Bedrooms

En-Suite and Dressing Room to Principal

Spacious Sun Trap Garden

Off-Road Parking

Splendid Countryside Views

Sought After Village Location

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Standing proud in the attractive Norfolk village of Snetterton, this fine home now boasts almost 3,000 sq ft of impeccably presented accommodation having undergone an excellent schedule of renovation by the current owners. With a mix of open-plan and traditional receptions alongside a wealth of highly flexible bedrooms, this well appointed home boasts enviable flexibility and will no doubt provide a gateway to an idyllic way of life for the lucky new owners.

The Ground floor showcases the modern fitted kitchen flanked by two formal receptions – a living room to one side with direct access to the rear garden and a further reception to the other, currently leading to the well-equipped utility room. Elsewhere on the ground floor, the well-proportioned dining room provides the perfect space for any number of uses whilst the guest WC completes this level.

On the first floor, the four generous bedrooms are found, including the lavish principal suite complete with an enormous dressing room and luxurious en-suite shower room. A superb addition to the home here is a magical attic room where field views adorn the glazed gable – an excellent space for any number of uses. To complete the first floor, the three additional bedrooms are well served by the family bathroom.

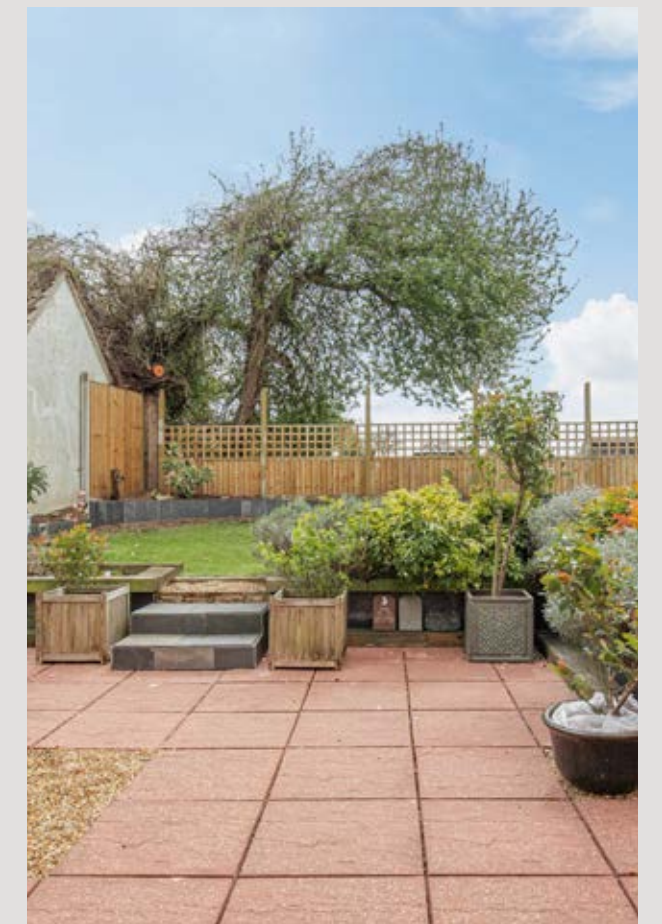
The generous plot means the outside space is in no short supply, with a substantial gated brick weave driveway to the front, whilst the rear garden is an oasis of calm for basking in the sun. As is the sprawling terrace for simply whiling away the hours or tending to the well-stocked and thriving flower beds.

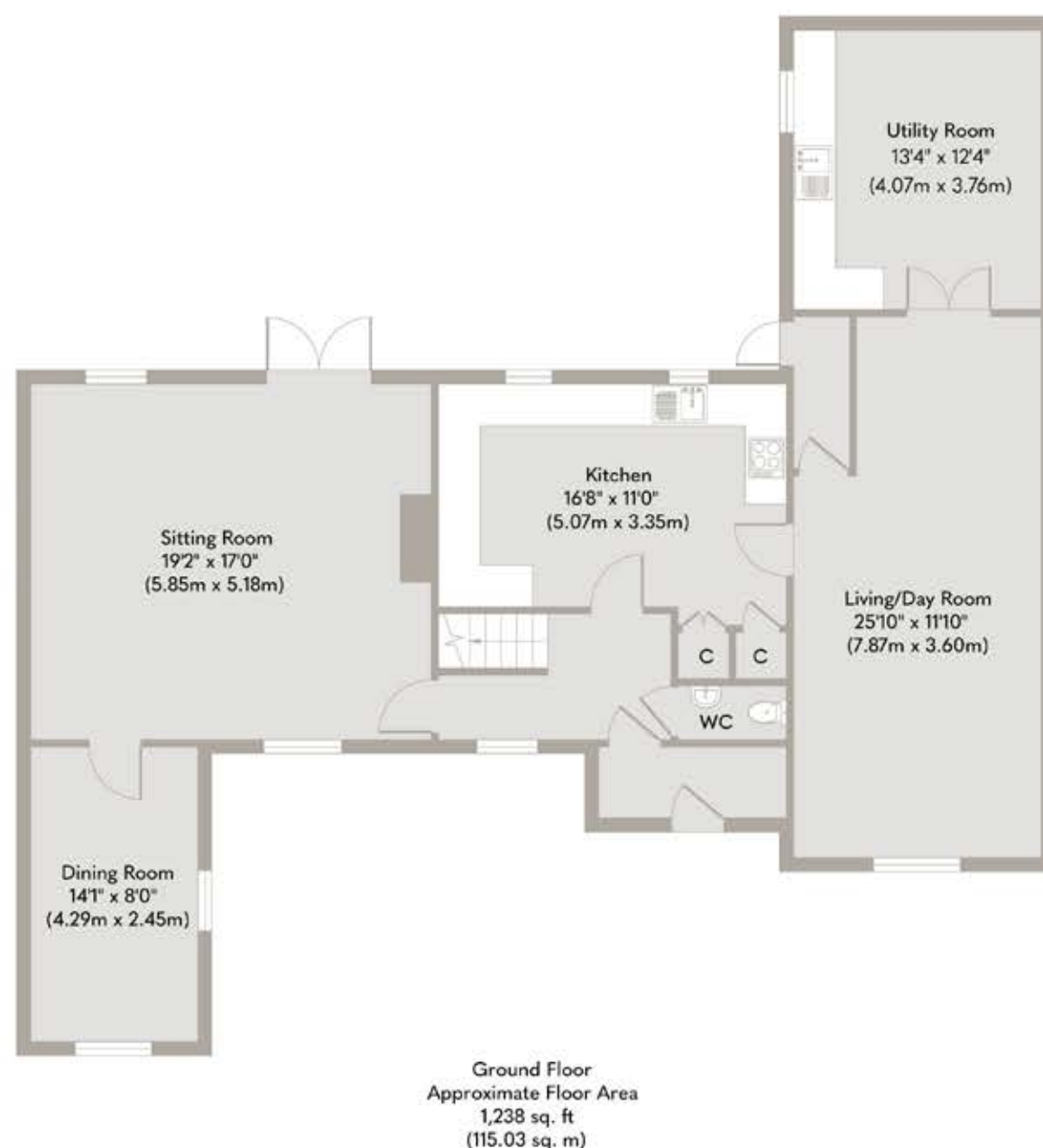






The views from the back of the house are particularly gracious.





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 or tenant. 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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Snetterton

PEACEFUL, RURAL LIVING

Snetterton, a charming village in the heart of Norfolk, offers a peaceful rural lifestyle while being within easy reach of larger towns and cities. Known for the renowned Snetterton Circuit, a popular motorsport venue, the village attracts racing enthusiasts from across the UK. However, Snetterton is not just for motorsport lovers; it also boasts beautiful surrounding countryside, ideal for outdoor activities like walking, cycling, and birdwatching. Extensive shopping and services are available in the nearby market town of Attleborough which provides supermarkets, restaurants, and independent shops.

Snetterton enjoys excellent road links. The A11 connects the village directly to Norwich, just 20 miles to the north, and Bury St Edmunds, 25 miles to the south. Norwich is a vibrant city offering a rich cultural scene, historic landmarks, and excellent transport connections, including a railway station with direct routes to London. Bury St Edmunds is known for its stunning medieval architecture, including the famous Abbey Gardens, and a thriving arts scene. Both cities provide a wealth of amenities, making Snetterton's location highly convenient.

For those looking to explore and for animal lovers, nearby attractions include the World Horse Welfare and the Dogs Trust and the historic but deconsecrated Snetterton Church. The village also provides access to several beautiful parks and green spaces, including Thetford Forest Park, which offers hiking, cycling, and wildlife spotting opportunities. The surrounding countryside is ideal for horse riding and outdoor adventures. Whether you're a motorsport enthusiast, nature lover, or simply enjoy outdoor activities, Snetterton offers plenty to keep you entertained.



Note from the Vendor



Norwich Skyline

“Easy access to both Norwich and Bury St Edmunds is wonderful, as is a relaxed visit to Thetford Garden Centre.”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank.
Oil-fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref- 0320-2289-3470-2475-6835

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.

TENURE

Freehold.

LOCATION

What3words: ///amuse.river.bends

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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