



18

THE STORY OF

18 Common Road

Snettisham, Norfolk

SOWERBYS

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Snettisham, Norfolk
PE31 7PE

Detached Bungalow

Non-Estate Position

Off-Street Parking and Potential to
Create Additional Parking Space

Four Bedrooms

South-East Facing Garden

Bathroom and Additional WC

Double Doors to Garden

Walking Distance to Beach, Wild Ken
Hill and the Heart of the Village

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“We’ve loved the peace and quiet here...”

Nestled down a peaceful lane, this extended four bedroom bungalow offers a serene retreat just a stone’s throw away from the enchanting Ken Hill woodlands and the picturesque beach.

Upon entering, you’re welcomed by a practical and spacious boot room, perfect for storing outdoor gear and essentials, accompanied by a convenient WC for added comfort and convenience. The heart of the home awaits in the form of a generously sized sitting room, where a cosy wood-burner creates a warm and

inviting atmosphere, perfect for relaxing evenings spent curled up with a book or enjoying quality time with loved ones. With the addition of patio doors out to the garden and space for a dining table this room really is the hub of the household.

The well-equipped kitchen provides ample space for culinary endeavours, whether preparing a simple breakfast or crafting gourmet meals to share with family and friends.







Outside, the south-easterly facing garden beckons, offering a sunny retreat for outdoor relaxation and enjoyment. A charming summer house provides a peaceful sanctuary for quiet moments.

For those with practical needs, there's ample room in the garden to create a garage, providing additional off-street parking and convenience for residents and guests alike.

In this tranquil haven, everyday life is imbued with a sense of calm and tranquillity, where the beauty of nature and the comforts of home come together to create a truly special living experience.



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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ALL THE REASONS

Snettisham

IN NORFOLK
IS THE PLACE TO CALL HOME



For a small, coastal village, Snettisham has a big reputation, not least as a gourmand's getaway. Add to this a wealth of pretty period properties and it's not surprising that many come for a weekend only to seek a more permanent place to stay.

With a primary school, GP surgery and dental practice, plus a central chemist and supermarket, plus a handy local builder's merchant for any renovations, the village is extremely well serviced. A small retail park, Poppyfields, and The Granary, which is a treasure trove of craft, antiques and collectibles, sit on the edge of the village and are fun to explore.

Resplendent St Mary's Church which sits on a hill behind the village centre was built in the 14th century and has an 172ft spire that was once used as a landmark for ships on The Wash, and described by architectural historian Pevsner as, "perhaps the most exciting decorated church in Norfolk".

Follow the hill down to the village and you'll pass the Rose & Crown pub, which has won numerous awards. Diners are spoiled for choice as Snettisham is also home to The Old Bank, which was named The Good Food Guide Best Local Restaurant in 2019 and is also listed in the Michelin Guide. For coffee, brunch or an evening of wine, nibbles and jazz, try the sister business next door, The Old Store.

Snettisham is home to a RSPB nature reserve and Wild Ken Hill, a rewilding site using regenerative farming to return the land to its natural stage. Walk or cycle the old farm path from the A149 to watch the spectacle of migratory birds soar and settle on the edge of the lagoons. Or up the adrenaline level at Snettisham Beach Sailing Club which offers paddleboarding, kayaking, windsurfing, kitesurfing and dinghy sailing, alongside a vibrant social events calendar.

Whatever pace you enjoy, there can be few places as appealing as Snettisham to enjoy some of the finer things in life.



Note from the Vendor



The Rose and Crown, Snettisham

"It's so easy to access everything that's in the village - Ken Hill Woods, Snettisham Beach, the Rose and Crown, and The Old Store..."

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///responses.maybe.pinch

AGENT'S NOTE

The property is owned by a Sowerbys employee.

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