



THE STORY OF

11 The Cedars

Snettisham, Norfolk

SOWERBYS

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11 The Cedars

Snettisham, Norfolk,
PE31 7XG



No Onward Chain

South-West Facing Garden

Close Proximity to Beach, Sailing Club and Nature Reserve

Ideal Holiday Home

11 Months Occupancy

Excellent Condition Throughout



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“The large rear garden has lovely views and is so peaceful...”

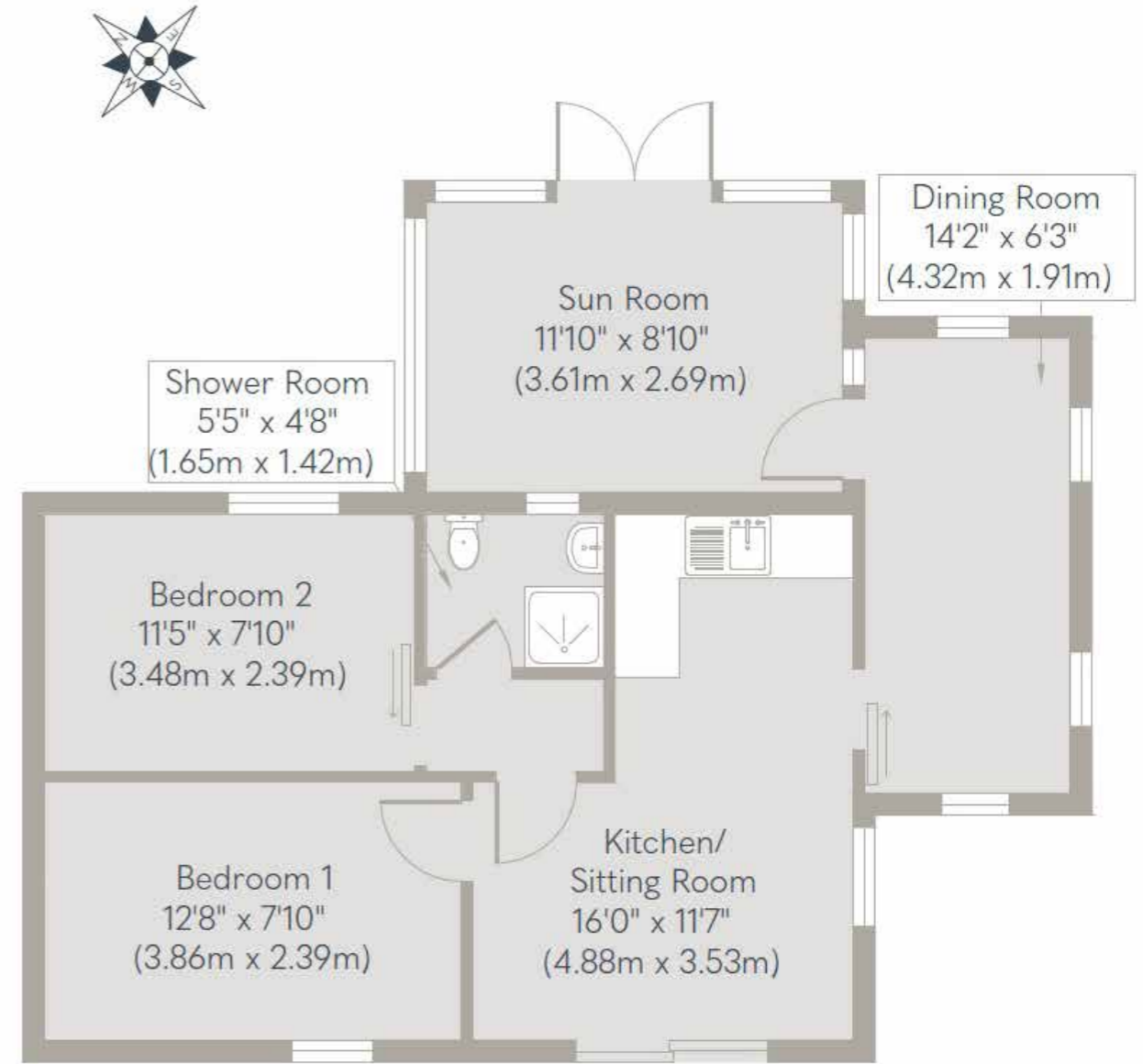
Tucked away at the end of a tranquil cul-de-sac, privacy is ensured at 11 The Cedars. The Cedars is a private setting of holiday homes and is within strolling distance of the picturesque Snettisham beach, sailing lake, and nature reserve. Here, amidst serene surroundings, holidaymakers seek solace from the hustle and bustle of everyday life.

The accommodation includes a kitchen/sitting room, two double bedrooms,

shower room, dining room and conservatory.

The property has been well kept and has seen many upgrades in recent years, including a modern kitchen, revamped bathroom, carpets, fresh paint throughout, and modern electric heaters throughout. Perhaps the standout room of the property is a spacious conservatory at the rear, offering an idyllic vantage point for witnessing the sun's descent on pleasant summer evening.





Approximate Floor Area
607 sq. ft
(56.4 sq. m)

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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In a plot of approximately 1/3 of an acre (STMS), the sizeable rear garden basks in the southwest sunlight, boasting a charming cedar wood gazebo, perfectly situated to observe the wildlife in the adjacent fields. To the front, a gravel driveway offers off-street parking as well as a grassy frontage which could easily make for additional parking.

With an extended 11 month occupancy, this haven beckons new owners, and promises rest and tranquillity in close proximity to the breathtaking north Norfolk coastline.





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



Snettisham Beach and lakes

"We love to explore the beach and the lakes..."

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Drainage to cesspit. Electric heaters.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

F. Ref:- 8107-9843-1729-7127-3353

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: ///statue.masts.rosier

AGENT'S NOTE

Occupancy of this property is limited to 11 months.

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.

SOWERBYS



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