



THE STORY OF

3 Huxley Close

Snettisham, Norfolk

SOWERBYS



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3 Huxley Close

Snettisham, Norfolk
PE31 7FL

No Onward Chain

Stunning Home

Three/Four Bedrooms

Three Bathrooms

State of Art Kitchen

Double Garage and Parking

Overlooking Woodlands

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This stunning modern property, built just two years ago, epitomises luxury and meticulous design. With every detail thoughtfully considered, this three/ four-bedroom property offers a blend of contemporary elegance and functional living, all while overlooking a peaceful Snettisham woodland and only a short stroll to the beautiful sunset beach and vibrant village centre.

As you step through the front door, you are greeted by a breathtaking double-height entrance hallway illuminated by bespoke German-engineered gallery lighting. This impressive entry sets the tone for the entire home.

The heart of the house is the expansive open-plan kitchen, dining, and lounge area. The kitchen is a chef's paradise, featuring top-of-the-line Miele ovens, a warming drawer, a wine fridge, and an extra-large French De Dietrich hob set into a stunning stone worktop. The adjacent dining area is perfect for entertaining, while the lounge, with its unique extra-wide biofuel fire, offers a cosy yet sophisticated space to relax. Large windows and bi-fold doors open out to the beautifully landscaped garden, complete with ambient lighting, creating a seamless indoor-outdoor living experience.

Continuing the theme of high-quality finishes, the utility room mirrors the kitchen's design, boasting a stone worktop, convenient garage access, and an added luxury - a Mira hot water doggie shower, perfect for muddy paws or sandy toes.

Additionally, there is a spacious downstairs office/hobby room that can effortlessly be transformed into a fourth bedroom, providing flexible living options. A stylishly appointed WC completes the downstairs accommodation.

On the first floor, you will find three generously sized bedrooms. The principal bedroom is a true gem, featuring a boutique-style dressing room and a luxurious en-suite. Indulge in the magnificent roll-top bath or the separate walk-in shower, all designed to the highest standards.

The second bedroom also benefits from its own en-suite, providing privacy and convenience, while the third bedroom is spacious and filled with natural light.

Outside, the property continues to impress with a gravelled frontage that offers ample parking space for multiple vehicles. The double garage provides additional storage or parking options.

This exceptional home is a rare find, combining high-specification interiors with beautiful natural surroundings.



We'd describe our home as stunning, elegant and immaculate.





First Floor
Approximate Floor Area
1018 sq. ft
(94.59 sq. m)



Ground Floor
Approximate Floor Area
1434 sq. ft
(133.25 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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Snettisham

SMALL VILLAGE, BIG REPUTATION

An hour from Cambridge, or two hours by train to London's Kings Cross, 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 and return for a holiday, 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".

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. Or up the adrenaline level at Snettisham Beach Sailing Club which offers paddleboarding, kayaking, windsurfing, kitesurfing and dinghy sailing.

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



“Every inch of this property was considered and designed before it was built, set in an idyllic position overlooking beautiful woodlands.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric air source heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref: 9794-3016-2305-8612-2200

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: ///clearcut.mere.clipboard

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SOWERBYS

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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